

6965/2024

6903/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AR 161010

Noted that the document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

14 MAY 2024

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) MR. JAI SHANKAR ROY ALIAS JAY SHANKAR ROY, son of the Late Abhai Narayan Roy alias Abhoy Narayan Roy alias Abhai Narayan Roy, having **PAN ADHPR2898D**, **AADHAAR NO.2768 1421 2245** and **Mobile No.98307 72797**, by faith - Hindu, by Nationality - Indian, by

Jai Shankar Roy
Kailash Prasad Roy

86150

15 MAR 2024

DATE.....
SOLD TO.....
ADDRESS.....
RS.....
VICTOR MOSES & CO
Solicitors & Advocates
6, Old Post Office Street
Kolkata-700-001

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700



15 MAR 2024

Registration in the Registrar's Office
Additional Registrar, IV, Kolkata

Additional Registrar
Assurance - IV, Kolkata

Additional Registrar of
Assurance - IV, Kolkata

3505 YAM A 8



ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
14 MAY 2024

occupation-Lawyer, residing at P-135, Block A, 1st Floor, Lake Town, Post Office-Lake Town and Police Station-Lake Town, Kolkata - 700 089, District- North 24 Parganas, in the State of West Bengal **AND (2) MR. KAILASH PRASAD ROY**, son of the Late Abhai Narayan Roy alias Abhoy Narayan Roy alias Abhai Narayan Roy, having **PAN DANPR8851L**, **AADHAAR NO.8357 6924 4203** and **Mobile No.80046 62845**, by faith-Hindu, by nationality-Indian, by occupation-Farmer, residing at Deoria, Post Office Deoria, Police Station- Zamania, District-Gazipur, in the State of Uttar Pradesh, PIN-232 340, hereinafter jointly referred to as the **PRINCIPALS/OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) do hereby appoint, nominate and constitute **DJKA DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having **CIN U45100WB2018PTC226017** and **PAN AAGCD6835K** and having its Registered Office at P-846, Block-A, Lake Town, Post Office and Police Station-Lake Town, District-North 24Parganas, Kolkata-700 089, represented by one of its Directors, **MR. DEEPAK AGARWAL**, son of Mr. Jagdish Prasad Agarwal, having **DIN 02913789 PAN ACVPA7246D, AADHAAR NO.6868 3591 6385** and **Mobile No.98300 66889**, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at Premises No.NA24 Sanjeeva Town Bungalows, Action Area I, New Town Rajarhaat, Post Office-New Town, Police Station-Kolkata Leather Complex, Kolkata-700 156, as our true and lawful Attorney, in our names, in our stead, and on our behalf to do and perform the undernoted acts, matters, deeds and/or things pertaining to our Schedule mentioned property.

WHEREAS:

A. The Principal/Owners herein are jointly seised and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of land containing an area of 4 (Four) Cottahs 9 (Nine) Chittacks 15 (Fifteen) Sq.ft., be the same a little more or less, together with 3 (Three) storied building having a covered area of 5950 (Five Thousand Nine Hundred and Fifty) Sq.ft., (on the ground floor 2800 (Two Thousand Eight Hundred) Sq.ft., on the first floor 2800 (Two Thousand Eight Hundred) Sq.ft., and on the second floor 350 (Three Hundred Fifty) Sq.ft.) be the same a little more or less in the occupation of the tenants, situate lying at Mouza-Patipukur, J.L. No.24, Sheet No.2, comprised in part of C.S. Dag Nos.40, 41, 41 to 50, 52, 69, 72, 73, 102, 103, 105, 107 to 112, 125 to 152, 154 to 156, Police Station-Lake Town, (formerly Dum Dum), being Plot No.135, Block -"A", Holding No.468, Lake Town under Ward No.30 within the ambit of the said South Dum Dum Municipality District-North

• *Jai Shankar Roy*
Kailash Prasad Roy



24Parganas, Kolkata-700 089, as more fully and particularly mentioned and described in the Schedule hereunder written (hereinafter collectively referred to as the **said property**).

B. By a Development Agreement dated the 14th day of May, 2024 made between the Principal/Owners herein therein referred to as the Owners of the One Part and one DJKA Developers Private Limited, therein referred to as the Developer of the Other Part herein after referred to as the (**Said Agreement**), registered with the Additional Registrar of Assurances-IV, Kolkata, and recorded in Book No.I, Being No.06881 for the year 2024, the Owners have appointed the said Developer to commercially exploit the said property by construction of a new multistoried building(s) thereat to comprise and/or consist of several self-contained flats/units, car-parking spaces, etc., on the terms, conditions and covenants contained therein.

C. Pursuant to and in terms of the said Agreement the Principal/Owners intend to nominate, constitute and appoint the said DJKA Developers Private Limited, as their true and lawful Attorney, in their names and on their behalf to do and perform the following acts, matters, deeds and/or things relating to the said premises.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that, We do hereby appoint, nominate and constitute **DJKA DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having **CIN U45100WB2018PTC226017** and **PAN AAGCD6835K** and having its Registered Office at P-846, Block-A, Lake Town, Post Office and Police Station-Lake Town, District-North 24Parganas, Kolkata-700 089, represented by one of its Directors, **MR. DEEPAK AGARWAL**, son of Mr. Jagdish Prasad Agarwal, having **DIN 02913789 PAN ACVPA7246D, AADHAAR NO.6868 3591 6385** and **Mobile No.98300 66889**, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at Premises No.NA24 Sanjeeva Town Bungalows, Action Area I, New Town Rajarhaat, Post Office-New Town, Police Station-Kolkata Leather Complex, Kolkata-700 156, to be our true and lawful attorney, in our names and on our behalf to do, execute, perform and exercise all and any one of the following acts, deeds, matters and things that is to say:-

1. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof.

2. To appoint architects, contractors, sub-contractors and surveyors as may be required for the preparation of the building plan(s) and to supervise the development and construction work of the new multistoried building(s) on the said property or part thereof.

Jai Shankar Roy
Kailash Prasad Roy



14 MAY 2024

3. To enter upon the said property with men and materials as may be required for the purpose of development work and erect the new multistoried building(s) as per the Building Plans to be sanctioned by South Dum Dum Municipality.
4. To apply for and obtain sanction of a building plan from South Dum Dum Municipality in respect of the said property and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter in terms of the said Development Agreement at its own costs and expenses.
5. To apply for and obtain amalgamation of Municipal Holding number(s) any adjacent land with the said property in the records of South Dum Dum Municipality into one single Holding number at its own costs and expenses and also to sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining amalgamation of such Municipal Holding number(s) of any adjacent land with the said property.
6. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the development of the said property.
7. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the new multistoried building(s) on the said property and to claim refunds of such deposits and to give valid and effectual receipts and discharges for the same.
8. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or license and/or no objection from any statutory authority including South Dum Dum Municipality, Kolkata Metropolitan Development Authority, Fire Brigade, Bidhannagar Police Commissionerate, Environmental Department, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Competent Authority under the West Bengal Apartment Ownership Act, 1972 and all other licensing and statutory authorities as and whenever required.
9. To apply before the Authorised Officer under the Real Estate (Regulation and Development) Act, 2016 or any other Applicable Laws and/or rules made thereunder for registration and permission to

Jai Shankar Roy
Rajesh Prasad Roy



OFFICE OF THE ADDL REGISTRAR
OF ASSURANCES, COLOMBO
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construct the new multistoried building(s) on the said property under the said Act.

10. To appear and represent us before the necessary authorities including South Dum Dum Municipality, Kolkata Metropolitan Development Authority, Fire Brigade, Bidhannagar Police Commissionerate, Environmental Department, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the Authorised Officer under the Real Estate (Regulation and Development) Act, 2016 or any other Applicable Laws and all licensing and statutory authorities in connection with obtaining no objection, approvals, permission, sanction, modification and/or alteration of plans for the new multistoried building(s).

11. To apply for and obtain clearance certificate, if required, from the West Bengal Pollution Control Board for sanction of plan(s) of the said property.

12. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plan(s) and also to submit and take delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorney shall think, fit and proper.

13. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plan(s) to any authority or authorities.

14. To obtain delivery of the sanction plan(s) and the Completion/Occupancy Certificate of the building from South Dum Dum Municipality or any other authority or authorities.

15. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections or any other utility to the said property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plan(s) and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

16. To appear and represent us before all authorities including South Dum Dum Municipality for amalgamation, fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents

Tar Shankar Roy
 Keilash Basu Roy



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
14 MAY 2024

and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

17. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said property or the or any part thereof including relating to acquisition and/or requisition in respect of the said property or any part thereof and if think fit to compromise, settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.

18. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected with the said property or part thereof.

19. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.

20. To accept any service of writ of summons or other legal process and to appear in any court of authority as our Attorney deems appropriate and to commence any action or legal proceedings in any court or before any authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as our Attorney may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

21. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time being in force, in connection with the said property for construction of new multistoried building(s) and structures thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.

Jai Shankar Roy
or Kaishor Prasad Roy



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAY 2024

22. After completion of the construction of the new multistoried building(s), to apply for and obtain part-occupation/occupation and Completion/Occupancy Certificate in respect of the new multistoried building(s) or parts thereof from the Planning Authorities.

23. To negotiate for sale/transfer in respect of the saleable spaces in respect of the Developer's Allocation in the new multistoried building(s) as defined in the said Agreement to be constructed on the said property or part thereof.

24. To enter into agreement for sale, transfer, lease out, let out or to grant any other right in respect of various portions of saleable spaces in respect of the Developer's allocation in the new multistoried building(s) on agreed terms and conditions in the said Agreement with the intending Purchaser or Transferee in respect thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.

25. To execute and register from time to time Agreement for sale, Lease or any other document in connection with the transfer of the undivided proportionate share in the land comprised in the said property in respect of the saleable spaces with respect to the Developer's Allocation in the new multistoried building(s) as mentioned in the said Agreement and to receive consideration therefore and present the above documents for registration and admit the execution of such documents before the appropriate registration authority/ies and/or other authorities having jurisdiction in the matter.

26. To execute conveyance/conveyances in respect of the saleable spaces of the Developer's Allocation in the new multistoried building(s) as mentioned in the said Agreement on the terms and conditions as mentioned therein, to be constructed on the said property or part thereof either in favour of the Purchaser or its nominee or nominees in such part or parts as the Purchaser may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof and to present such conveyance or conveyances for registration before the registering authority and admit execution thereof.

27. To present such conveyance or conveyances in respect of the saleable spaces with respect to the Developer's Allocation in the new multistoried building(s) as mentioned in the said Agreement on the terms and conditions as mentioned therein, to be constructed on the said property or part thereof for registration before the registering authority and to admit execution thereof.

Jai Shankar Roy
Kaishik Prasad Roy



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAY 2024

28. To insure the new multistoried building(s) and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as our Attorney may think sufficient to protect the interests of all concerned therein.

29. To ask for, receive and recover from all the transferees/purchasers all consideration, charges, service charges and other charges and sums of moneys in respect of the saleable spaces of the Developer's Allocation in the new multistoried building(s) as mentioned in the said Agreement on the terms and conditions as mentioned therein, and the spaces to be constructed thereon, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or take legal steps for the recovery thereof as our Attorney may think fit.

30. To hand over and deliver the possession of saleable spaces including apartment, parking spaces, shops, units etc., in the new multistoried building(s) as mentioned in the said Agreement on the terms and conditions as mentioned therein, at the said property to such person or persons including the nominee/s and or assign/s as the Attorney may in his absolute discretion think fit and proper as per the said Agreement.

31. To make necessary representations including filing of complaints and appeals before the Assessor & Collector, South Dum Dum Municipality and other concerned authorities including the Court of Competent Jurisdiction or Forum in regard to the fixation of rateable value of building (proposed new multistoried building(s)) under construction on the said property by the Assessor and Collector and to file Appeals applications and other proceedings in any Court, forum or Tribunal.

32. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectively as we could do ourselves, if personally present.

33. This Power of Attorney may be revoked by us at any time.

34. Be it specifically stated that the said property is not situated within the Notified and Cantonment area and no embargo and/or restriction has been imposed by the local Authority/ Competent Authority/Govt. Authority for transferring the land/flat in question and if restriction prevails, in that event principal will be held responsible for that.

Jai Shankar Roy
Kaibesh Prasad Roy



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAY 2024

AND GENERALLY to act as the Attorney in relation to the said property for and on our behalf and to do and execute all legal and lawful instruments, acts, deeds, matters and things as fully and effectually as we could have done, if personally present.

AND WE do hereby agree to ratify and confirm whatever our said Attorney shall lawfully do or purport to be done by virtue of these presents in or about the said property as aforesaid for construction of the new multistoried building(s).

The Attorney shall exercise its right under the power in terms of the said registered Development Agreement without creating any liability on us of any nature whatsoever, financial, criminal, civil or otherwise.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land containing an area of 4 (Four) Cottahs 9 (Nine) Chittacks 15 (Fifteen) Sq.ft., be the same a little more or less, together with 3 (Three) storied building having a covered area of 5950 (Five Thousand Nine Hundred and Fifty) Sq.ft., (on the ground floor 2800 (Two Thousand Eight Hundred) Sq.ft., on the first floor 2800 (Two Thousand Eight Hundred) Sq.ft., and on the second floor 350 (Three Hundred Fifty) Sq.ft.) be the same a little more or less in the occupation of the tenants, situate lying at Mouza-Patipukur, J.L. No.24, Sheet No.2, comprised in part of C.S. Dag Nos.40, 41, 41 to 50, 52, 69, 72, 73, 102, 103, 105, 107 to 112, 125 to 152, 154 to 156, Police Station-Lake Town (formerly Dum Dum), being Plot No.135, Block -"A", Holding No.468, Lake Town under Ward No.30 within the ambit of the said South Dum Dum Municipality, District-North 24Parganas, Kolkata-700 089, and butted and bounded in the manner following:-

ON THE NORTH	:	By property of Plot No.136, Lake Town;
ON THE SOUTH	:	By 60 feet wide VIP Jessore Link Road;
ON THE EAST	:	By property of Plot No.160, Block A Lake Town; and
ON THE WEST	:	By 40 feet wide South Dum Dum Market Road.

Tar Shankar Roy
Mr. B. K. Bose Roy



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAY 2024

IN WITNESS WHEREOF, WE, THE PRINCIPALS/OWNERS
hereto, have hereunto set and subscribed our signatures on these
presents, on this 14th day of May, 2024.

SIGNED AND DELIVERED by the
within-named **PRINCIPALS/
OWNERS** at Kolkata in the presence
of :-

1. Sachin Roy (SACHIN ROY)
135, Lake Town, Bl-A, Kol-29

Tai Shankar Roy alias
Jay Shankar Roy
Kailash Prasad Roy

2. Paras Nath Battacharya
(PARAS NATH BATTACHARYA)
873, 'A' Block,
Lake Town
Kol - 700089

PRINCIPALS/OWNERS

Accepted as per the powers and
authorities conferred herein.

Suprabhat Bandyopadhyay

ATTORNEY

Drafted by:

Suprabhat Bandyopadhyay

Suprabhat Bandyopadhyay
Advocate, High Court, Calcutta
Enrollment No. WB/520/1997



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

14 MAY 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Jayshankar Roy</i> <i>Jayshankar Roy</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Krishna Prasad Roy</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
 Deepak_pphoto	<i>Deepak Ag...</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAY 2024

DATED THIS 14th DAY OF MAY, 2024
#####

BETWEEN

MR. JAI SHANKAR ROY ALIAS JAY
SHANKAR ROY & ANR.
... PRINCIPALS/OWNERS

AND

DJKA DEVELOPERS PRIVATE LIMITED
... ATTORNEY

GENERAL POWER OF ATTORNEY

VICTOR MOSES & CO.
SOLICITORS & ADVOCATES,
6, OLD POST OFFICE STREET,
KOLKATA-700 001.



Major Information of the Deed

Deed No :	I-1904-06903/2024	Date of Registration	14/05/2024
Query No / Year	1904-8001204614/2024	Office where deed is registered	
Query Date	14/05/2024 2:24:05 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Victor Moses And Co 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830602627, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,46,41,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190406881/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

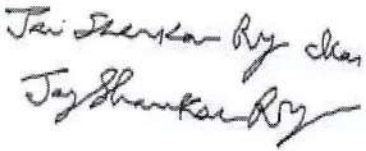
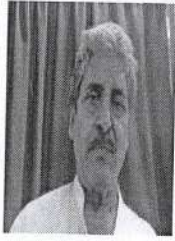
District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, , Ward No: 030, Holding No:468, P 135 Pin Code : 700089

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-135		Bastu	Bastu	4 Katha 9 Chatak 15 Sq Ft		2,06,25,000/-	Width of Approach Road: 60 Ft., , Project Name :
Grand Total :					7.5625Dec	0 /-	206,25,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5950 Sq Ft.	0/-	40,16,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 2800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 350 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5950 sq ft	0 /-	40,16,250 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr JAI SHANKAR ROY, (Alias: Mr JAY SHANKAR ROY) Son of Late ABHAI NARAYAN ROY Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 14/05/2024 ,Place : Office	Photo  14/05/2024	Finger Print  LTI 14/05/2024	Signature  14/05/2024
P-135 BLOCK A,1ST FLOOR,LAKE TOWN, Block/Sector: B, City:- Not Specified, P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India , PAN No.:: ADxxxxxx8D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 14/05/2024 ,Place : Office				
2	Name Mr KAILASH PRASAD ROY Son of Late ABHAI NARAYAN ROY Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 14/05/2024 ,Place : Office	Photo  14/05/2024	Finger Print  LTI 14/05/2024	Signature  14/05/2024
DEORIA,, City:- Not Specified, P.O:- DEORIA, P.S:-ZAMANIA, District:-Ghazipur, Uttar Pradesh, India, PIN:- 232340 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India , PAN No.:: DAXxxxxx1L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 14/05/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DJKA DEVELOPERS PRIVATE LIMITED P-713, LAKE TOWN, Block/Sector: A, City:- Not Specified, P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx5K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DEEPAK AGARWAL (Presentant) Son of Mr JAGDISH PRASADE AGARWAL Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 14/05/2024, Place of Admission of Execution: Office	Photo  May 14 2024 3:02PM	Finger Print  Captured LTI 14/05/2024	Signature  14/05/2024
NA 24,SANJEEVA TOWN BUNGLOWS,ACTION AREA I,NEW TOWN RAJARHAT, City:- Not Specified, P.O:- NEW TOWN, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700156, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: ACxxxxxx6D,Aadhaar No Not Provided Status : Representative, Representative of : DJKA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUJIT KR ROY Son of Late M M Roy 6, Old Post Office Street, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	 14/05/2024	 Captured 14/05/2024	 14/05/2024
Identifier Of Mr JAI SHANKAR ROY, Mr DEEPAK AGARWAL, Mr KAILASH PRASAD ROY			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr JAI SHANKAR ROY	DJKA DEVELOPERS PRIVATE LIMITED-7.5625 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr JAI SHANKAR ROY	DJKA DEVELOPERS PRIVATE LIMITED-2975.00000000 Sq Ft
2	Mr KAILASH PRASAD ROY	DJKA DEVELOPERS PRIVATE LIMITED-2975.00000000 Sq Ft

Endorsement For Deed Number : I - 190406903 / 2024

On 14-05-2024

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 14:32 hrs on 14-05-2024, at the Office of the A.R.A. - IV KOLKATA by Mr DEEPAK AGARWAL ,.

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 2,46,41,250/-

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

Execution is admitted on 14/05/2024 by 1. Mr JAI SHANKAR ROY, Alias Mr JAY SHANKAR ROY, Son of Late ABHAI NARAYAN ROY, P-135 BLOCK A,1ST FLOOR,LAKE TOWN, Sector: B, P.O: LAKE TOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Advocate, 2. Mr KAILASH PRASAD ROY, Son of Late ABHAI NARAYAN ROY, DEORIA,, P.O: DEORIA, Thana: ZAMANIA, , Ghazipur, UTTAR PRADESH, India, PIN - 232340, by caste Hindu, by Profession Cultivation

Indetified by Mr SUJIT KR ROY, , , Son of Late M M Roy, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 14-05-2024 by Mr DEEPAK AGARWAL, DIRECTOR, DJKA DEVELOPERS PRIVATE LIMITED, P-713, LAKE TOWN, Block/Sector: A, City:- Not Specified, P.O:- LAKE TOWN, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr SUJIT KR ROY, , , Son of Late M M Roy, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

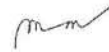
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 86150, Amount: Rs.100.00/-, Date of Purchase: 15/03/2024, Vendor name: A Banerjee



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 395941 to 395959
being No 190406903 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.05.24 18:25:07 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 24/05/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.