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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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JOY MAAKAMAKHYA CONSTRUCTION (P) LTD

Debe Subin

Ruma Deb
Aniket Deb

Director
6419/24

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

DEVELOPMENT AGREEMENT

Additional District Sub-Registrar
BURDWAN

24 SEP 2024

04 OCT 2024

04.10.24

ক্রমিক নং 26960 তারিখ 23.9.24
ক্রেতা Joy Ma Kamakhya Construction Pvt 200
সাক্ষর P. Bm
স্ট্যাম্পের মূল্য 100
বর্তমান প্রার্থী ১ নং স্ট্যাম্প গ্রহণ তারিখ 09 SEP 2024
স্ট্যাম্প ভেস্তার-সঞ্জয় আচার্য
জমা জন্ম আদায়িত (বর্ধমান)
লাইসেন্স নং-১/২০০৮-০৫

Sanjay Acharya



Additional District Sub-Registrar
BURDWAN

24 SEP 2024

Debasish Dey

JOY MAAKAMAKHYA CONSTRUCTION (P) LTD

Debasish Dey

Ruma Dey.

Aniket Dey.

Director

THIS AGREEMENT is executed on this 24th day of September' 2024 at

Purba Bardhaman

BY AND BETWEEN

MR DEBASISH DEY, PAN: AEHPD1594B, S/o-Late Haranath Dey, by nationality- Indian, by Occupation:- Business, resident of Baranilpur Uttarpara, P.o.- Sripally, P.s.-Bardhaman, District-Purba Bardhaman, Pin-713103, West Bengal, India, hereinafter referred to as the **LAND OWNER** (Which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include each of his heirs, legal representatives, executors, administrators and/or assigns etc.) as the **ONE PART.**

AND

JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED, PAN: AAFCJ5474P, a Company registered under Companies Act' 2013, being CIN- U45309WB2022PTC252563, having its registered office at C/o- Kamakha Marbel Pvt. Ltd., Pamra, P.o.- Joteram, P.s.- Burdwan Sadar, Dist.-Purba Bardhaman, Pin-713104, represented by any one of its Directors namely :-a) **MR. DEBASISH DEY**, PAN: AEHPD1594B, S/o-Late Haranath Dey, by nationality- Indian, by Occupation : Business, b) **MRS. RUMA DEY**, PAN: AHOPD4461F, W/o- Mr. Debasish Dey, by nationality- Indian, by Occupation: Business & c) **MR. ANIKET DEY**, PAN: FSZPD5587F, S/o- Mr. Debasish Dey, by nationality- Indian, Occupation:- Business, all are resident of Baranilpur Uttarpara, P.o.- Sripally, P.s.- Bardhaman, District-Purba Bardhaman, Pin-713103, hereinafter called and referred to as the **DEVELOPER** (Which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include its successors, executors, administrators and/or assigns etc) of the **OTHER PART.**



Additional District Sub-Registrar
BURDWAN

24 SEP 2024

Debes Das

JOY NARAYAN CONSTRUCTION (P) LTD

Debes Das

Ruma Das

Nikhil Das

Director

WHEREAS the Land, measuring an area of 7255 Sq.ft. and 3232 sq.ft, located at Dist.- Purba Bardhaman, P.s.-Burdwan Sadar, Mouza-Kanainatshal, comprised in R.S. & L.R. Plot No.211/669 & 211/671 respectively, within the limits of the Burdwan Municipality, which were duly converted from "Suna" to "Bastu", vide order passed in Conversion Case No. 212/BDN-II/2016, which was communicated vide Memo No. Conv. 32/(212/BDN-II/2016)/820/SDL & LRO(N) BDN/2016 dated 14.04.2016 and Conversion Case No. 156/2016, which was communicated vide Memo No. 33/(156/2016)/876/LM/16, dated 28.01.2016, more fully described in the FIRST Schedule hereunder, originally belonged to one Santosh Kumar Mondal, who during his ownership and possession on recording his name in the R.S.R.O.R under Khatian No.183 died, leaving behind his wife named Kamala Bala Mondal, and sons and daughters including one son named Nikhil Mondal @ Nikhil Kumar Mondal and the legal heirs of Santosh Kumar Mondal including his son Nikhil Kumar Mondal has become co-sharers of the aforesaid property as per Hindu Law and Succession, in equal proportions. Subsequently, by dint of decree passed in T.S. No. 50/1986/60/1982 by the Asst. Dist. Judge, 1st Court, Burdwan, aforesaid Nikhil Mondal @ Nikhil Kumar Mondal became the sole and absolute owner of the property, more fully described in the FIRST Schedule hereunder.

AND WHEREAS thereafter, said Nikhil Mondal @ Nikhil Kumar Mondal during his ownership and possession of the aforesaid 'Bastu' class of land, comprised in R.S. & L.R. Plot No.211/669 & 211/671 admeasuring an area 7255 Sq. ft., and 3232 Sq. ft. of land more or less, more fully described in the FIRST Schedule hereunder transferred the same to one Anil Chandra Das and his wife Shankari Das by dint of a Deed of Sale bearing No.9416, for the year' 2009, recorded in Book No. I, C.D. Vol. No. 29, Page No. 233 to 245, registered at the Office of the then Additional District Sub-Registrar,

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Burdwan who, thereafter, duly recording their name in the L.R.R.O.R under Khatian No. 2511 & 2512 started to possess and enjoy the same in ej-mal. Subsequently, aforesaid Anil Chandra Das transferred his portion/share, i.e., undefined and undemarcated 3627.5 Sq.ft of R.S. and L.R. Plot No. 211/669 and undefined and undemarcated 1616 Sq.ft of R.S. and L.R./ Plot No. 211/671 in favour of his aforesaid wife Shankari Das by dint of two Deed of Gift Deeds being No. **7867** for the year 2013, recorded in Book No.- I., C.D. Vol. No.-29, Page No.- 3812 to 3822, and **7869** for the year 2013, recorded in Book No.-I., C.D. Vol. No.-30, Page No.- 13 to 23, both were registered at the Office of the then Additional District Sub-Registrar, Burdwan. After becoming the sole owner of the 7255 Sq.ft and 3232 Sq.ft of R.S. & L.R. Plot No.211/669 & 211/671 by the strength of aforesaid means said Sankari Das transferred the 7255 Sq.ft of R.S. & L.R. Plot No. 211/669 and 3232 Sq.ft of R.S. & L.R. Plot No. 211/671, more fully described in the FIRST Schedule hereunder in favour of his full-blooded brother, i.e., Mr. Debasish Dey by way of two Deed of Gift being No. **7868** for the year 2013 recorded in Book No. I, CD. Vol. No. 29 Pages from 3823 to 3833 and **7870** for the year 2013 recorded in Book No. I, C.D. Vol. No. 30 page 24 to 34 both were registered at the office of the Additional District Sub-Registrar, Bardhaman, which is more fully described in the First Schedule hereunder and enjoy the same.

AND WHEREAS the 'Bastu' Class of Land, measuring an area **2837** Sq.ft and **44** Sq.ft, respectively located at Dist.- Purba Bardhaman, P.S.- Burdwan Sadar, Mouza- Kanainatshal, appertaining to R.S. Khatian nos. 206, 209, comprised in R.S. & L.R. Plot No. 211/670 & 214, within the limits of the Burdwan Municipality, more fully described in the FIRST Schedule hereunder originally belongs to one Hrisikesh Adak, who during his ownership and possession on recording his name in the R.S.R.O.R

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Rama Dey

Abhijit Dey

Director

under Khatian No.206 and 209 died, leaving behind his wife named Bhivarani Adak, four sons named Sachindranath Adak, Ajit Adak, Sujit Adak, Abanikanta Adak and four daughters named Uma Das, Kanaklata Hazra, Arati Das and Sandhya Das who became co-sharers of the property as per Hindu Law and Succession, more fully described in FIRST Schedule hereunder in equal proportions. Subsequently, by dint of registered Deed of Gift bearing no. **1718** for the year 2006, registered at the Office of D.S.R. - II, Burdwan, Deed of Partition being No. **8382** for the year 2010, registered at the Office of A.D.S.R. Burdwan, and Deed of Declaration bearing No. **8739** for the year 2012, registered at the office of A.D.S.R. Burdwan, the aforesaid Sachindranath Adak and Ajit Adak became owner of the aforesaid 2837 Sq. ft. of R.S. & L.R. Plot No. 211/670 and 44 Sq.ft of R.S. and L.R. Plot No. 214. Subsequently, they transferred the same in favour of Abhijit Bose and Biswajit Bose, by dint of Deed of Sale being No. **9233** for the year 2012, recorded in the book No. I, CD Vol. No. 38, Page No. 1241 to 1254, registered at the Office of the A.D.S.R. Burdwan, who were after duly recording their name in present L.R.R.O.R. during their ownership and possession doing conversion of the 44 Sq.ft of land comprised in R.S. and L.R. Plot No. 214 from "Suna" to "Bastu" vide order passed in Conversion Case No. 32 of 2016 which was communicated vide Memo No. 33/(32/2016)/676/LM/16 dated 08.02.2016, issued by the B.L. & L.R.O. Sadar - II, during their ownership and possession transferred the said 2837 Sq.ft and 44 Sq.ft of land, R.S. & L.R. Plot No. 211/670 & 214 to one Rama Bose by dint of Deed bearing No. **7606** for the year 2022, registered at the Office of the A.D.S.R. Burdwan, who subsequently, during her ownership and possession transferred the same to her full-blooded brother Mr. Debasisi Dey, i.e., the Landowner herein by dint of Deed of Gift No. **7914** for the year 2022, registered at the Office of the then Additional District

Sub-Registrar

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Sub-Registrar

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Aniket Dey.

Director

Sub-Registrar, Burdwan in Book No.-I., Vol. No.-0203-2022, Page No.-194658 to 194680.

AND WHEREAS in the aforesaid manner by dint of aforesaid 3 Deeds of Gifts being No. **7868** for the year' 2013, **7870** for the year' 2013 and **7914** for the year' 2022 after becoming owner of the defined and demarcated total 13,368 Sq.ft, more or less, more fully described in the FIRST Schedule hereunder, the Landowner on duly recording his name in the L.R.R.O.R under Khatian No. 3100, 3607 and 4961, during his possession for a considerable period of time have been thinking of developing multi-storied Residential cum Commercial Complex, consisted of commercial spaces, several self-contained Flats and Parking spaces, thereon, in such manner as may yield him greater advantage and financial benefits. Accordingly, the Landowner has already obtained building plan from the Burdwan Municipality, vide Building Plan Permit No. SWS-OBPAS/1201/2024/0855 dated 22.08.2024 to set-up residential cum commercial complex in the name of "**RADHAKUNJA APARTMENT**". But as the LAND OWNER herein neither has experience, adequate and appropriate skill and knowledge nor has the capacity and ability, both financially and technically to implement the aforesaid project as such he has been searching for competent DEVELOPER. Having learnt of intention of the LAND OWNER, the DEVELOPER herein, who is a highly reputed Developer, having vast experience, knowledge and skill in the field of real estate development, upon making inspection and search and having been duly satisfied as to the marketable title of the land, more fully described in the FIRST Schedule hereunder, has approached the LAND OWNER with an offer to develop the land, more fully described in the FIRST Schedule hereunder, at its own costs and expenses and in such manner which will give the LAND OWNER herein greater financial advantage and benefits.

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Director

AND WHEREAS the LAND OWNER herein having been satisfied with the competency and reputation of the DEVELOPER herein has accepted the offer and agreed to engage the DEVELOPER to develop multi-storied Residential cum Commercial Complex, in the name of "**RADHAKUNJA APARTMENT**", consisted of commercial spaces, several self-contained Flats and Parking spaces together with other common amenities and facilities on the land, more fully described in the FIRST Schedule hereunder, on the following terms and conditions.

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

ARTICLE- I
DEFINITIONS AND INTERPRETATION

In these presents, unless there is something in the subject or context inconsistent with: -

- I. **LAND:** shall mean 'BASTU' class of Land measuring an area of 13,368 Sq.ft. more or less, more fully described in the FIRST Schedule hereunder.
- II. **BUILDING:** shall mean proposed multi-storied Residential Cum Commercial complex named "**RADHAKUNJA APARTMENT**", consisting of consisted of commercial spaces, shop rooms, several self-contained Flats and Parking spaces together with other common amenities and facilities which the parties hereto have proposed to erect or upon the land, more fully described in the Schedule hereunder, according to the building plan to be sanctioned by the Burdwan Municipality.
- III. **BUIDLING PLAN:-**Building Plan shall mean, the Plan already sanctioned by the Burdwan Municipality, vide Building Plan Permit No. SWS-OBPAS/1201/2024/0855, dated 22.08.2024.

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IV. **COMMON AREA AND FACILITIES:** shall include Open Space of four sides of the complex, passage-ways, driveways, corridors, lifts, stairways, landings, water reservoir, pump room, generator space/room, community room, meter room, transformer and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the Complex, as stated in details in the FOURTH Schedule hereunder, meant for use of Land Owners/Developer and all occupiers and the same is subject to modifications or changes as may be made by the Developer therein.

V. **LAND OWNERS' ALLOCATION SHALL MEAN:- 35% (Thirty Five)** of the total build up area of the proposed multi-storied Residential Cum Commercial Complex to be constructed in the name of "**RADHAKUNJA APARTMENT**" in accordance with building plan to be sanctioned by the Burdwan Municipality, consisted of commercial spaces, shop rooms, several self-contained Flats and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule hereunder TOGETHER WITH rights upon common areas and facilities. That mode of adjustment of aforesaid allocation will be decided later on and to be recorded by executing separate supplementary agreements between the Land Owners and Developer herein if necessary.

VI. **DEVELOPER'S ALLOCATION SHALL MEAN: 65% (Sixty Five)** of the total build up area of the proposed multi-storied Residential Cum Commercial Complex under the name & style "**RADHAKUNJA APARTMENT**" to be built in accordance with building plan to be sanctioned by the Burdwan Municipality, consisted of commercial spaces, shop rooms, several self-contained Flats and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or

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interest of the land, more fully described in the FIRST Schedule hereunder TOGETHER WITH rights upon common areas and facilities. That mode of adjustment of aforesaid allocation will be decided later on and to be recorded by executing separate supplementary agreements between the Land Owners and Developer herein if necessary.

- VII. **ARCHITECT/STRUCTURAL ENGINEER/CIVIL ENGINEER** shall mean any qualified person(s) or firm to be appointed or nominated by the Developer at its own cost as architect or Structural Engineer and Civil Engineer of the Complex to be constructed on the land, more fully described in the FIRST Schedule hereunder.
- VIII. **FLOOR AREA RATIO:-** shall mean the floor area ratio available for construction on the proposed Residential-Cum-Commercial Complex according to prevailing law considering the total area of the land measuring 13,368 Sq.ft.
- IX. **CARPET AREA:-** Shall mean in the context to a flat is the area of the flats computed by measuring the length and width of the room from inside wall to wall and multiplying it that is the useable area inside the flat excluding the walls and such will be used and utilized only for selling purpose and for the registration purpose in order to pay the Stamp Duty and Registration Fees to the Government of West Bengal. Be it mentioned here that during continuation of this Agreement, if any new Rules in respect of any Law relating to Development and Real Estate is framed by the Government and if such rule becomes effective by making the concept of "Carpet Area" obsolete, then in that case the flats are to be sold in accordance with the Law and Rules to be framed by the Government.
- X. **COVERED/BUILD UP AREA:** shall mean the Carpet Area of the flats and open terrace plus thickness of the internal walls and common

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external walls and pillars PROVIDED THAT if any external wall be common between two Flats then one-half of the area under such wall shall be included in each Flats.

- XI. **SUPER BUILT-UP AREA:** Shall mean in context to a flat, as the area of the flats, computed by adding an agreed fixed percentage of 25% (Twenty-Five Percent) with over Built-up area/Covered area.
- XII. **UNDIVIDED SHARE:** shall mean the undivided proportionate share in the FIRST Schedule mentioned land attributable to each flat and parking space comprised in the said Residential cum Commercial Complex and the common portions held by and/or here in agreed to be sold to the prospective Purchaser.
- XIII. **CO-OWNER:** shall according to its context mean and include all persons who acquire or agree to acquire commercial spaces, shop rooms, several self-contained Flats and Parking spaces in the proposed Residential cum Commercial Complex including the Land Owner and Developer in relation to commercial spaces, shop rooms, several self-contained Flats and Parking spaces which are not to be alienated.
- XIV. **COMMERCIAL SPACES, FLATS AND PARKING SPACES:** shall mean the Commercial spaces, Flats and Parking spaces intended to be built and/or constructed and/or the covered area capable of being enjoyed and occupied for commercial and residential purpose.
- XV. **COMMON EXPENSES:** shall include all expenses to be incurred by the Co-owners for the maintenance, management and up keeping of the proposed residential complex for common purposes.
- XVI. **COMMON PURPOSES:** shall mean purpose of managing and maintaining the proposed residential complex and in particular the common areas and portions, collection and disbursement of common expenses for common portion and areas and dealing with the matter of

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common interest of the Co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective Commercial spaces, Flats and Parking spaces exclusively and the common portion in common.

- XVII. **ENCUMBRANCES:** shall mean charges, liens, lispence, claims, liabilities, trusts, demands, acquisition and requisition.
- XVIII. **"TRANSFER"** shall mean and include a transfer pursuant to the execution of the sale, other documents etc. in respect of a unit/flat in the constructed complex or any part or portion of the buildings comprised in the complex and/or transfer by possession either after completion of the complex or at mutually agreed date or by other means adopted for affecting what is understood as a transfer of space in a building to transferee(s)/purchaser(s)/lessee(s)/licensee(s) thereof although the same may not amount to a transfer in law.
- XIX. **"TRANSFeree/PURCHASER"** shall mean a person to whom any flat/unit or any part or portion of the buildings in the complex will be sold and transferred.
- XX. **SALEABLE AREAS** shall mean commercial spaces, residential flats and parking spaces as well as use of specified common areas to be duly demarcated for the said purpose.
- XXI. **SINGULAR NUMBER** shall include the plural.
- XXII. **TIME PERIOD:** shall mean the period by which construction shall be completed by the Developer. The Developer shall complete the construction on or within 36 (Thirty-Six) months from the date of sanction of the building plan by the Burdwan Municipality with a further period of 6 (Six) Months (hereinafter referred to as "the Grace Period").
- XXIII. **FORCE MAJEURE** shall mean act of God, act of Public enemy, blockade, bomb blast, bomb threat, damage to or destruction of

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Aniket Dey.

Director

equipment by natural calamity, destruction of subject matter of this Agreement by way of natural calamities, earthquake, epidemic, embargo, explosion, fire, flood, hurricane, tornado or other weather condition, government action, inaction or change in law, government acquisitions or requisitions, inability to act due to government action, interruption and/or shortage of supply of goods and construction materials, and/or skilled manpower, lockout, natural or artificial disaster, other industrial disturbance, peril, danger or action at sea, power outage, riot, sabotage, severe weather, strike, terrorist act, war but shall not include normal bad weather or processions etc and written notice of such event has been provided by the Party affected to the other Party within reasonable time.

ARTICLE II
GRANT OF PERMISSION & CONSIDERATION

- I. The Landowner doth hereby permit and grant permission to the Developer, with right and authority to build upon Said Property by constructing multi storied building thereon for commercial, residential or mixed purpose, in accordance with sanctions/permissions herein mentioned and to sell, transfer and dispose of or agree to sell transfer and dispose of the constructed areas either after completion of the project or at any time before as deemed fit by the Developer to persons desirous of owning or otherwise acquiring the same for a consideration and on terms and conditions subject to the developer's allocation.
- II. The Developer shall be entitled to undertake the construction work at the Said Property and the Landowner shall allow the access for the same or any other purpose required to carry out and completing the development and commercial exploitation of the Said Property.

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Director

- III. The Project shall be of uniform construction with good quality building materials and proper workmanship as per the Specifications mentioned in the **SIXTH Schedule** hereunder written.
- IV. In consideration of the Landowner granting permission to the Developer and the Developer agreeing to construct and complete the complex at its own cost and expense.
- V. The Developer shall be entitled to receive consideration/allotment money/advance consideration, etc. in its own name in respect of the Developers Allocation and give receipt thereof.

ARTICLE III **ACCESS TO SAID PROPERTY**

- I. The Landowner shall give the right to way and access of the Said Property to the Developer for the development of the Project upon commencement of work.
- II. The Developer shall be entitled to right of way and access of the Said Property as developer, for the purpose of construction and allied activities during the subsistence of this Agreement and until such time the complex is completed in all respects. During such period the Landowner shall not prevent the Developer or in any way interfere with the construction of the Project on the Said Property, except in such circumstances when the Landowners have reasons to believe that the Developer is not carrying out its function in terms of this Agreement.

ARTICLE IV **DATE OF COMPLETION**

Subject to force majeure and subject to the Landowner not being in default in compliance of their obligations hereunder, the Developers shall construct the aforesaid multi storied Building within 36 (Thirty-

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Six) months from the date of sanction of building plan by the Burdwan Municipality with further grace period of 6 (Six) months.

ARTICLE-V **RIGHTS AND OBLIGATIONS**

1. That being satisfied about the marketable title and possession of the LAND OWNER, the DEVELOPER herein has entered this agreement with the LAND OWNER. If any defect in respect of title and possession of the LAND OWNER be transpired, the LAND OWNER at his own cost shall rectify the same at an earliest.
2. The LAND OWNER shall keep original title deeds, Record of Rights and other relevant documents in respect of the land, more fully described in FIRST Schedule hereunder, in their custody. He shall provide copies of the same to the DEVELOPER as well as allow inspections by the DEVELOPER and/or its nominees or his solicitors, as and when asked for.
3. The DEVELOPER herein shall develop the proposed multi-storied Residential cum Commercial Complex named "**RADHAKUNJA APARTMENT**" in accordance with building plan sanctioned by the Burdwan Municipality and other appropriate Department and Authorities of Govt. West Bengal. The DEVELOPER in consultation with the LAND OWNER shall be entitled to cause all such changes or modifications in the building plan, as may be required by the Burdwan Municipality or any Government authority to obtain sanction, Permission, clearance and approval as aforesaid.
4. The DEVELOPER shall abide by all laws, rules and regulations of the West Bengal Real Estate Regulatory Authority, Government of West Bengal, local bodies as the case may be and shall be answerable and

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responsible for any deviation and/or breach of any laws, bye laws rules and regulations.

5. The DEVELOPER shall at its own cost construct and complete the proposed multi-storied residential complex in the FIRST Schedule mentioned land in accordance with sanctioned building plan without any hindrance or disturbance by or on behalf of the LAND OWNER within stipulated period.
6. The DEVELOPER undertakes to construct the proposed multi-storied Residential cum Commercial complex in accordance with sanctioned building plan and ensures that the proposed complex will be made of I.S.I. materials only. The DEVELOPER further undertakes to pay damages and penalties payable to the authority (ies) concerned any deviation thereof.
7. The DEVELOPER shall be entitled to use the name of the LAND OWNER to apply for obtaining quota entitlements for cements, steel, bricks and other building materials as may be required for the construction of the proposed residential cum commercial complex.
8. The DEVELOPER shall be entitled to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity power, telephone and/or gas and other public utility services and facilities as think proper at its own cost. The LAND OWNER shall sign, execute and deliver all papers and applications and approval enabling the DEVELOPER to obtain such public utility services and facilities.
9. The DEVELOPER shall pay all expenses to be incurred towards sanction of the building plan including expenses towards fees of the Architect, Structural Engineer, Civil Engineer and soil testing etc. whatsoever shall become necessary for the purpose of construction of the proposed multi-storied building.

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10. That the LAND OWNER agreed herein has agreed that after execution of this Development Agreement till the completion of the project, he shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the land mentioned in the FIRST Schedule hereunder. Similarly, the DEVELOPER herein shall not in any manner encumber, mortgage, transfer, let out or otherwise deal with or dispose of the land mentioned in the FIRST Schedule hereunder till completion of the project. Landowner hereby assures the Developer and declares that he is the sole, absolute, exclusive and rightful Landowner of the said property and is fully competent and has full power, absolute authority and unrestricted rights to enter into this Agreement, and the same is free from all sorts of encumbrances, burden, sale, mortgage, gift, lien, decree, charges, court injunction orders, stay orders, liability, transfer, attachment, litigation, legal flaws, dispute, notices, surety, security, notifications, acquisition etc. and there is no legal defect in the title of the LAND OWNER. If it is proved otherwise, the LAND OWNER shall be liable to indemnify the Developer in full or part to the extent of loss sustained by the Developer at the prevalent market value of the said property at that time with all cost, expenses and damages, etc. and the Developer shall have full rights to recover the same, along with the cost and expenses of additions, alterations, renovations, modifications, etc. through the court of law. Each Party shall indemnify, defend, save and hold harmless the other Party and its subsidiaries, affiliates, contractors, officers, servants, and/or agents against any and all suits, proceedings, actions, demands and third party claims for any loss, damage, cost and expense of whatever kind and nature arising out of any breach by the other parties obligations under this Agreement, except to the extent that any such suits, proceedings, actions,

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demands and claims have arisen due to any negligent act or omission, or breach of this Agreement on the part of the other Party and/or its subsidiaries, affiliates, contractors, officers, servants, or agents.

11. The LAND OWNER shall pay and clear all outstanding statutory charges applicable to the said property in the form of Municipal Taxes and Land Revenue up to the date of handing over possession to the Developer.
12. In carrying out the said development work and/or construction of the proposed multi-storied residential-cum-commercial complex herein agreed, the DEVELOPER shall keep the LAND OWNER indemnified from and against all claims or compensations.
13. In consideration of this instant agreement, the DEVELOPER shall deliver peaceful vacant physical possession of the LAND OWNERS' allocation, free from all encumbrances, completed in all respects TOGETHER WITH other common areas and facilities and to retain, enjoy and transfer the DEVELOPER'S allocation without any interruption(s) from the LANDOWNER or any person(s) claiming under the LAND OWNER.
14. The LAND OWNER will execute and register Power of Attorney in favour of the DEVELOPER at the cost of the DEVELOPER thereby authorizing and empowering the DEVELOPER to construct the proposed multi-storied Commercial Cum Residential Complex, in accordance with building plan sanctioned by the Burdwan Municipality, smoothly. By virtue of the said Power of attorney, the DEVELOPER shall have the right to enter into Agreement for Sale and subsequently execute and register formal Deed of Sale/Deed of Conveyance to sell, transfer or otherwise dispose of DEVELOPER's allocation to any intending purchaser along with undivided proportionate share of FIRST schedule mentioned land together with

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right of Common amenities and facilities, without consent of the LANDOWNER. The LAND OWNER has no control or say regarding sell of the DEVELOPER'S allocation. The DEVELOPER shall retain entire consideration amount of its allocation in its account.

15. THE LANDOWNER shall have the exclusive right to deal with or transfer his respective allocation in the proposed multi-storied Residential-Cum-Commercial Complex along with proportionate undivided share of FIRST Schedule mentioned land TOGETHER WITH common amenities and facilities in favour of any intending purchaser (s) thereby entering into an agreement for sale as well as by executing and registering formal Deed of Sale/Deed of Conveyance either directly by himself or through the DEVELOPER by appointing the DEVELOPER as his lawfully constituted Attorney through appropriate registered Power-of-Attorney. The LAND OWNER shall have the right to accept the consideration amount of his allocation either directly in his account from intending purchaser(s) or through its lawfully constituted Attorney.
16. The occupancy or completion certificates shall be collected by the DEVELOPER before delivery of possession.
17. The LAND OWNER shall bear and pay all rates and taxes in respect of the FIRST Schedule mentioned land till giving vacant possession and soon thereafter the DEVELOPER shall bear and pay all rates and taxes in respect of the said land till delivery of possession of their respective allocated flats and parking spaces ALONG WITH other common areas and facilities, completed in all respects TOGETHER WITH completion certificate to the LAND OWNER in accordance with law.
18. As soon as the construction of said multi-storied Residential cum Commercial Building shall be completed, in accordance with

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Director

sanctioned building Plan, the DEVELOPER shall notify the same to the LAND OWNER and the LAND OWNER shall be exclusively responsible for payment of all taxes and charges, whatsoever, payable in respect of his allocation. Similarly, as and from the said date, the DEVELOPER shall be responsible for the said taxes payable in respect of its allocation. The said taxes, if levied, on the proposed complex, as a whole, then in such event it shall be apportion ate on pro-rata basis.

19. On and from the date of service of the notice to take physical possession, the LAND OWNER, their nominee(s), as the case may be, in respect of LAND OWNERS' allocation shall also be responsible to pay on demand to the DEVELOPER or its nominee(s) or the Apartment Owners' Association, the service charges for the common amenities, facilities and utilities in the complex. The said charges shall include premium of insurance of the Complex, if required, water, fire and scavenging charges, taxes, lights, sanitation operation, repair and renewals, security guards' salary and management of common facilities including replacement, repair and maintenance charges and expenses for the all of common wiring, pipes, electric and mechanical equipments, switch, gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment of lift, stair ways, corridors, halls, passage ways and other common facilities, whatsoever. Similarly, as and from the said date the DEVELOPER or its nominees; or Purchaser(s) of flat(s) and Car Parking spaces shall also be responsible to pay and bear proportionate share of the service charges for facilities of their respective portions.

20. The DEVELOPER shall form an Apartment Owners Association for maintenance of the common areas, portions, facilities and essential services in such manner and form as may be required at the said proposed multi-storied Residential cum Commercial Complex named

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"RADHAKUNJAAPARTMENT". The Developer shall cause all Purchasers, occupiers or their assigns to join in and be bound by the rules and regulations of the Association.

ARTICLE VI **TERMINATION**

- I. The parties hereby mutually agree that in order to terminate and cancel the Development Agreement and all obligations, duties, rights, titles and interests existing there under effective as of the date of the termination, the parties shall jointly execute a Deed of Cancellation of this Development Agreement. The Property shall then no longer be encumbered by the Development Agreement in any manner whatsoever.
- II. It is agreed between the parties that in case the LAND OWNER decides to cancel the Development Agreement without the Developer being in default of any of its obligations, the LANDOWNER shall have to pay compensation to the Developer over and above the money already invested by the Developer as cost of construction or towards the development of the said scheduled mentioned land and even then without a registered instrument, the same cannot be cancelled.

ARTICLE-VII **MISCELLANEOUS**

1. The LANDOWNER and the DEVELOPER have entered the instant agreement purely on principal to principal basis and nothing state herein shall be deemed or construed as **Joint Venture** between the LAND OWNER and the DEVELOPER.
2. That in future adjustment of respective allocation of the LAND OWNER and DEVELOPER will be amicably resolved by executing supplementary agreement(s).

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3. The LANDOWNER or DEVELOPER, as the case may be, shall not be considered to be in breach of any obligation, if compelled to suspend, by existence of force majeure.
4. If, on calculation, it is found that the area which the LAND OWNER or the DEVELOPER is entitled to, as per mandate of the instant agreement as his/its allocation, is not possible to be allocated in that event the benefited party shall pay prevailing market price against per sq. ft. for the difference area to the loser party.
5. In case if an intending purchaser want to purchase an area, which falls partly under the DEVELOPER's allocation as well as partly on the OWNERS' allocated area, then the DEVELOPER and the OWNER shall sit together and arrive at an agreement to fulfill the requirement of the intending purchaser. In that event the concerned OWNER as well as the DEVELOPER shall share part payment or payment, which shall be received from the purchaser, proportionately.
6. The LAND OWNER can appoint person to look after the progress and standard of construction and the Developer will have no objection to that.
7. In case of any dispute or difference, which may arise between the LAND OWNER and the DEVELOPER herein or their legal heir(s), successors and representatives in relation to this agreement shall be referred to ARBITRATOR, to be nominated by the Parties herein mutually and the decision of the said ARBITRATOR shall be final and binding upon the Parties. The seat and venue of the Arbitration proceeding shall be within area of Town & P.S.- Burdwan Sadar, District- Purba Bardhaman. This clause shall be deemed to be submission within the meaning of the Indian Arbitration and Conciliation Act'1996 including its statutory modification, amendment and re-enactment.

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Deba Saha

Purna Dey

Shikhet Dey

Director

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of defined and demarcated 'BASTU' class of Land, measuring an area of **13368 Sq. ft.**, more or less, situated at Dist.- Purba Bardhaman, P.s.- Burdwan Sadar, Mouza- Kanainatshal, J.L. No.- 76, appertaining to R.S. Khatian Nos. 183, 206 & 209, L.R. Khatian No. 3100, 3607 & 4961 comprised in:-

<u>R.S. & L.R. Plot No.</u>	<u>Area (SQ. FT.)</u>
211/669 ✓	7255 Sq. ft. ✓
211/671	3232 Sq. ft. ✓
211/670	2837 Sq. ft. ✓
214	44 Sq. ft. ✓

within local limits of Burdwan Municipality under Ward No.12, Holding No. 86/H/1, Mahalla-Kanainatshal South, which is butted and bounded by: -

ON THE NORTH :- Building of Murari Mohan Dey & Sushil Kumar Saha.

ON THE SOUTH :- 30 ft. wide St. Xaviers Road.

ON THE EAST :- 15 ft Wide Road & Open land of Ujjal Adak.

ON THE WEST:- Land of Partha Das, Manik Das & Building of Mamata Rani Das & 16 ft. wide Road.

SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS' ALLOCATION)

35% (Thirty-Five) percent of the total build up area of the proposed multi-storied Residential cum Commercial Complex under the name & style "**RADHAKUNJA APARTMENT**" to be built/constructed in accordance with building plan to be sanctioned by the Burdwan Municipality on the 'Bastu' class of land, more fully described in the FIRST Schedule herein above TOGETHER WITH proportionate undivided impartible share

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Aniket Dey.

and/or interest of the land, TOGETHER WITH rights upon common areas and facilities.

THIRD SCHEDULE SCHEDULE ABOVE REFERRED TO
(DEVELOPER ALLOCATION)

65% (Sixty-Five) percent of the total build up area of the proposed multi-storied Residential cum Commercial Complex named "**RADHAKUNJA APARTMENT**" to be built/constructed in accordance with building plan to be sanctioned by the Burdwan Municipality on the 'Bastu' class of land, more fully described in the FIRST Schedule herein above TOGETHER WITH proportionate undivided impartible share and/or interest of the land, TOGETHER WITH rights upon common areas and facilities.

FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON AREA)

- I. Defined and Demarcated 'BASTU' class of land, measuring an area of **13368 Sq.ft.**, more or less, more fully described in the FIRST Schedule herein above.
- II. Water reservoir, top roof of each block or building, tank on the roof, staircase, septic tank, water tank, Meter room & pump room, Electric Transformer and Space (if any), Generator and its landing Space, outside wall etc.
- III. Foundation column, girders, beams, supports, main Walls, corridors, lobbies, stair, landing of the Stair, lift, stair-ways, fire escapes, lighting arrangement in the common areas and gate, entrances and exits of the complex but excluding the corridors and lobbies, if any, within flats.
- IV. Storage space meant for common use or for the use and enjoyment of the occupiers of the Complex.

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Director

V. The four side open spaces, not meant for exclusive use and enjoyment of any particular occupier of flat, which is to be kept open to sky as per provisions of law and as to be shown in the sanctioned building plan.

VI. All other parts of the building necessary or convenient to its existence, maintenance and safety as well as normally forming part of the main building not being exclusively held and enjoyed by any flat owners.

FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

- I. Costs of maintenances, operating, replacing, white washing, painting, decorating and renewing the main structure, water tanks, septic tanks also the outer walls of the complex including all outer plumbing and sanitary pipes and fittings and electric lines to all common areas etc.
- II. The expenses of repairing, maintaining, white washing and colour washing of the main structure of the building of the complex including the exterior of the building of complex and also the common area of building of the complex.
- III. The cost of clearing and lighting of the entrance of the complex, passages and spaces around four sides of the complex, lobby, corridors, staircase and other common areas.
- IV. Municipal Taxes and Land Rents in respect of his/her/their respective allocation shall be paid by the occupiers of the complex, proportionately up to the date of mutation of his/her/their respective allocation in his/her/their name/name(s), from the date of getting physical possession of the flat(s) and parking spaces.



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Aniket Dey

Director

SIXTH SCHEDULE

(JOBS TO BE DONE BY THE DEVELOPER)

Foundation and Super-structure:- The building shall be designed on reinforced cement concrete foundation with RCC Columns, Beams based on computerized programme and/or as per specification of the Architect/Structural Engineer/Civil Engineer, duly sanctioned by the Burdwan Municipality/other Competent Authority.

Building :- R.C.C frame structure Building.

Wall:- Brick wall with cement mortar, outer wall 8 inch, inner or Partition wall 5 inch.

Window:- Aluminium window fitted with glass and necessary accessories.

Main Doors:- Frame- Malyasian Sal, Shutter/Palla- Flash Door Material with necessary accessories including lock, handle, chitkani, hasbplot, stopper etc.

Internal Doors :- Frame- Malyasian Sal and Flash Door Material with necessary accessories including lock, handle, chitkani, hasbplot, stopper etc.

Flooring:- Standard Marble/Vitrified Tiles flooring.

Kitchen:- Black stone cooking platform fitted with sink and work self 2 ft. height glazed tiles all over the cooking platform. Marble/Vitrified Tiles flooring.

Toilet :- Standard tiles/marble flooring and wall tiles.

Water Supply:- PVC pipe with standard fittings in kitchen/toilet.

Sources of Water Supply:- Overhead tank along with Electrically operated pump.

Painting :- Common areas of the Inside and whole outside of building of the complex shall be finished with standard colour.

And

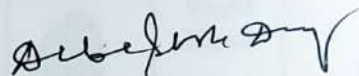
Extra works done by the Developer, at the request of the prospective Purchaser(s) shall be charged extra and the prospective Purchaser(s) shall be bound to pay the cost of extra works as per bills raised by the Developer in commensurate with the market rate.

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and sign this Agreement at Burdwan Town in the presence of attesting witnesses and signing as such on the day, month and year first above written.

Sealed, signed and delivered by the
Landowner in presence of:

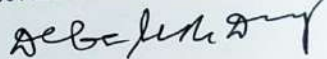
1. Nazrul Islam Hallik.
S/O. Late Nazrul Haque Hallik.
Gopalhat, Porabali, danga,
P.O. - Sripally, P.S. - Burdwan.
Dist - Purba Bardhaman.
Pin - 713103.

2. Ruma Dey.
C/O. Gopalch Dey,
Baranilam, Uttarpara,
Burdwan.

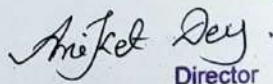


LANDOWNER

JOY MAAKAMAKHYA CONSTRUCTION (P) LTD



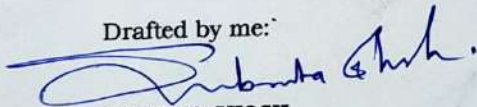
Ruma Dey.



Director

DEVELOPER

Drafted by me:



SUBRATA GHOSH

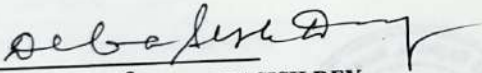
ADVOCATE,

ENROLMENT NO:-WB/1325/2002

Finger Prints of MR. DEBASISH DEY



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


Signature of MR. DEBASISH DEY

Finger Prints of **MR. DEBASISH DEY**

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



Debasish Dey

Signature of **MR. DEBASISH DEY**

Finger Prints of **MRS. RUMA DEY**

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



Ruma Dey.

Signature of **MRS. RUMA DEY**

Finger Prints of **MR. ANIKET DEY**

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



Aniket Dey.

Signature of **MR. ANIKET DEY**

Fingerprints of the Identifier



Nazrul Islam Hallick

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

Nazrul Islam Hallick.
Signature of the Identifier



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 19AAFCJ5474P1ZQ

1.	Legal Name	JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED			
2.	Trade Name, if any	JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED			
3.	Additional trade names, if any	null			
4.	Constitution of Business	Private Limited Company			
5.	Address of Principal Place of Business	BELKASH, NA, NA, NA, JOTERAM, PAMRA, Burdwan, Purba Bardhaman, West Bengal, 713104			
6.	Date of Liability	13/12/2022			
7.	Period of Validity	From	13/12/2022	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving Authority	Validity unknown Digitally signed by GOUTAM MONDAL SERVICES TAX NETWORK 07 Date: 2023.01.09 13:30:47 IST			
Signature					
Name		GOUTAM MONDAL			
Designation		Assistant Commissioner			
Jurisdictional Office		BARDHAMAN			
9. Date of issue of Certificate		09/01/2023			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 09/01/2023 by the jurisdictional authority.

JOY MAAKAMAKHYA CONSTRUCTION (P) LTD

Subash Chandra
Ruma Dey.
Aniket Dey.

Director



GSTIN

19AAECJ5474PIZQ

Legal Name

JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED

Trade Name, if any

JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED

Additional trade names, if any

null

Details of Managing / Whole-time Directors and Key Managerial Persons

1



Name

RUMA DEY

Designation/Status

DIRECTOR

Resident of State

West Bengal

2



Name

DEBASISH DEY

Designation/Status

director

Resident of State

West Bengal

3



Name

ANIKET DEY

Designation/Status

director

Resident of State

West Bengal

JOY MAAKAMAKHYA CONSTRUCTION (P) LTD

Ruma De.
Debasish De.
Aniket De.
Director

स्थायी लेखा संख्या /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 आयुक्त, प.व.-III
COMMISSIONER OF INCOME-TAX, W.B. - III

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical), P-7, Chowringhee Square, Calcutta- 700 069.

Debasish Dey



ভারত সরকার
Government of India



দেবশিষ দে
DEBASISH DEY
পিতা : হরনাথ দে
Father : HARANATH DEY
জন্মতারিখ / DOB : 10/04/1969
পুরুষ / Male



3396 8015 4307

আধার - সাধারণ মানুষের অধিকার



ভারতীয় অনন্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
বড়নীলপুর উত্তরপাড়া, বর্ধমান,
গ্রীণলী, পশ্চিমবঙ্গ, 713103

Address:
BARANILPUR UTTAR PARA,
BURDWAN, Bardhaman, Sripalli,
West Bengal, 713103

3396 8015 4307

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Debasish De

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RUMA DEY

ATUL KANTI MAZUMDAR

15/04/1980
Permanent Account Number

AHOPD4461F

Ruma Dey
Signature

12082015

Ruma Dey

ভারত সরকার
Government of India

রুমা দে
RUMA DEY
জন্মতারিখ / DOB : 15/04/1980
মহিলা / Female

2642 1424 3046

আধার - সাধারণ মানুষের অধিকার

ভারতীয় ইলেক্ট্রনিক পরিচয় প্রদায়ক
Unique Identification Authority of India

ঠিকানা:
W/O: দেবশীষ দে, বড়শীলপুর
উত্তরপাড়া, বর্ধমান, শ্রীপুরী,
পশ্চিমবঙ্গ, 713103

Address:
W/O: Debashish Day,
BARANILPUR UTTAR PARA,
BURDWAN, Bardhaman, Sripalli,
West Bengal, 713103

2642 1424 3046

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1800 300 1947

help@uidai.gov.in

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Ruma Dey

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FSZPD5587F



नाम / Name
ANIKET DEO

पिता का नाम / Father's Name
DEBASISH DEO

जन्म की तारीख
Date of Birth
29/10/2000

Aniket Deo
हस्ताक्षर / Signature

04072019

Aniket Deo

ভারত সরকার
Government of India

অনিকট দে
ANIKET DEY
পিতা : দেবশিখ দে
Father : DEBASISH DEY
জন্মতারিখ / DOB : 29/10/2000
পুরুষ / Male

9530 0288 4681

সাধারণ মানুষের অধিকার

ভারতীয় পরিচয় প্রমাণ প্রকল্প
Unique Identification Authority of India

ঠিকানা:
বরানীপুর্ উত্তরপাড়া, বর্ধমান,
শ্রীমঙ্গলী, পশ্চিমবঙ্গ, 713103

Address:
BARANILPUR UTTAR PARA,
BURDWAN, Sripali, Bardhaman,
West Bengal, 713103

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1800 300 1941

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Aniket Dey.



आधार

ভারত সরকার
Unique Identification Authority of India
Government of India

কর্তৃপক্ষের আই ডি / Enrollment No.: 1058/76802/00810

To
নজরুল ইসলাম মল্লিক
Nazrul Islam Mallick
123 BARABALIDANGA
SHRPOLLY
BURDWAN
Sripally
Burdwan - I Bardhaman
West Bengal 713103

44044071

MN440440718FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9256 0449 4421

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

নজরুল ইসলাম মল্লিক
Nazrul Islam Mallick
পিতা : নজরুল হক মল্লিক
Father : Nazal Haque Mallick
জন্মতারিখ / DOB : 15/03/1987
পুরুষ / Male



9256 0449 4421

আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
123, বড়বালাডাঙ্গা, শ্রীপল্লী,
বর্ধমান, শ্রীপল্লী, পশ্চিমবঙ্গ,
713103

Address:
123, BARABALIDANGA,
SHRPOLLY, BURDWAN, Sripally,
Bardhaman, West Bengal, 713103

9256 0449 4421



1947
1800 300 1947



help@uidai.gov.in

www

www.uidai.gov.in

Nazrul Islam Mallick

Major Information of the Deed

Major Information of the Deed

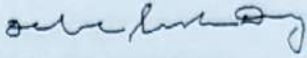
Deed No :	I-0203-06961/2024	Date of Registration	04/10/2024
Query No / Year	0203-2002399358/2024	Office where deed is registered	
Query Date	09/09/2024 6:56:38 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	MIRZA RAJA BEGG BURDWAN, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9434469033, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 4/-	Rs. 2,65,50,383/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	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: St. Xaviers School Road, Mouza: Kanainatshal, Ward No: 12, Holding No:86/H/1 JI No: 76, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-211/669 (RS :-)	LR-3100	Bastu Shuna	7255 Sq Ft	1/-	1,44,09,263/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-211/671 (RS :- 211/671)	LR-3607	Bastu Shuna	3232 Sq Ft	1/-	64,19,123/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-211/670 (RS :- 211/670)	LR-4961	Bastu Bastu	2837 Sq Ft	1/-	56,34,608/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-214 (RS :-214)	LR-4961	Bastu Shuna	44 Sq Ft	1/-	87,389/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
TOTAL :				30.6351Dec	4 /-	265,50,383 /-	
Grand Total :				30.6351Dec	4 /-	265,50,383 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBASISH DEY (Presentant) Son of Late HARANATH DEY Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office		 Captured	
	24/09/2024	LTI 24/09/2024	24/09/2024	
BARANILPUR, UTTARPARA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: AExxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office				

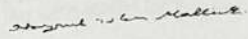
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED C/O- KAMAKHA MARBEL PVT. LTD. PAMRA, JOTERAM, City:- Not Specified, P.O:- JOTERAM, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AExxxxxx4P,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
	Mrs RUMA DEY Wife of DEBASISH DEY Date of Execution - 24/09/2024, , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office		 Captured	
	Sep 24 2024 12:21PM	LTI 24/09/2024	24/09/2024	
BARANILPUR, UTTARPARA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AHxxxxxx1F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)				

Name	Photo	Finger Print	Signature
Mr ANIKET DEY Son of Mr DEBASISH DEY Date of Execution - 24/09/2024, , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office		 Captured LTI 24/09/2024	 24/09/2024
BARANILPUR, UTTARPARA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX0 , PAN No.:: FSxxxxxx7F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)			
Name	Photo	Finger Print	Signature
Mr DEBASISH DEY Son of Mr HARANATH DEY Date of Execution - 24/09/2024, , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office		 Captured LTI 24/09/2024	 24/09/2024
BARANILPUR, UTTARPARA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 714310, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AExxxxxx4B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :		Photo	Finger Print	Signature
Mr NAZRUL ISLAM MALLICK Son of Late NAZAL HAQUE MALLICK BARABALIDANGA, City:- Burdwan, P.O:- SRIPALLY, P.S.-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103			 Captured	 24/09/2024
Identifier Of Mr DEBASISH DEY, Mrs RUMA DEY, Mr ANIKET DEY, Mr DEBASISH DEY				

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH DEY	JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED-16.6261 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH DEY	JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED-7.40668 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH DEY	JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED-6.50147 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBASISH DEY	JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED-0.100833 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: St. Xaviers School Road, Mouza: Kanainatshai, Ward No: 12, Holding No:86/H/1 JI No: 76, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 211/669, LR Khatian No:- 3100	Owner: দেবশিষ দে, Gurdian: হরনাথ দে, Address: বড়শীলপুর, Classification: পুনা, Area: 0.16000000 Acre,	Mr DEBASISH DEY
L2	LR Plot No:- 211/671, LR Khatian No:- 3607	Owner: দেবশিষ দে, Gurdian: হরনাথ দে, Address: বড়শীলপুর, Classification: পুনা, Area: 0.07400000 Acre,	Mr DEBASISH DEY
L3	LR Plot No:- 211/670, LR Khatian No:- 4961	Owner: দেবশিষ দে, Gurdian: হরনাথ দে, Address: নিজ, Classification: বাঙ, Area: 0.06450000 Acre,	Mr DEBASISH DEY
L4	LR Plot No:- 214, LR Khatian No:- 4961	Owner: দেবশিষ দে, Gurdian: হরনাথ দে, Address: নিজ, Classification: পুনা, Area: 0.00100000 Acre,	Mr DEBASISH DEY

Endorsement For Deed Number : I - 020306961 / 2024

On 24-09-2024

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

Presented for registration at 11:40 hrs on 24-09-2024, at the Office of the A.D.S.R. Bardhaman by Mr DEBASISH DEY, Executant.

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 2,65,50,383/-

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

Execution is admitted on 24/09/2024 by Mr DEBASISH DEY, Son of Late HARANATH DEY, BARANILPUR, UTTARPARA, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business

Indetified by Mr NAZRUL ISLAM MALLICK, , , Son of Late NAZAL HAQUE MALLICK, BARABALIDANGA, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 24-09-2024 by Mrs RUMA DEY, DIRECTOR, JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), C/O- KAMAKHA MARBEL PVT. LTD. PAMRA, JOTERAM, City:- Not Specified, P.O:- JOTERAM, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713104

Indetified by Mr NAZRUL ISLAM MALLICK, , , Son of Late NAZAL HAQUE MALLICK, BARABALIDANGA, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Muslim, by profession Law Clerk

Execution is admitted on 24-09-2024 by Mr ANIKET DEY, DIRECTOR, JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), C/O- KAMAKHA MARBEL PVT. LTD. PAMRA, JOTERAM, City:- Not Specified, P.O:- JOTERAM, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713104

Indetified by Mr NAZRUL ISLAM MALLICK, , , Son of Late NAZAL HAQUE MALLICK, BARABALIDANGA, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Muslim, by profession Law Clerk

Execution is admitted on 24-09-2024 by Mr DEBASISH DEY, DIRECTOR, JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), C/O- KAMAKHA MARBEL PVT. LTD. PAMRA, JOTERAM, City:- Not Specified, P.O:- JOTERAM, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713104

Indetified by Mr NAZRUL ISLAM MALLICK, , , Son of Late NAZAL HAQUE MALLICK, BARABALIDANGA, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, 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 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2024 9.44PM with Govt. Ref. No: 192024250221139338 on 23-09-2024, Amount Rs: 7/-, Bank: SBI EPay (SBIPay), Ref. No: 0188637046013 on 23-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 39,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26960, Amount: Rs.1,000.00/-, Date of Purchase: 23/09/2024, Vendor name: Sanjay Acharyya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2024 9:44PM with Govt. Ref. No: 192024250221139338 on 23-09-2024, Amount Rs: 39,000/-, Bank: SBI EPay (SBlePay), Ref. No. 0188637046013 on 23-09-2024, Head of Account 0030-02-103-003-02

Sanjit

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

On 04-10-2024

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.

Sanjit

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 0203-2024, Page from 167458 to 167504

being No 020306961 for the year 2024.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2024.10.04 18:10:50 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 04/10/2024

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