

6932/24

6932/24

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AL 178889

12-22
25-28/25/24
24/9/2024

Secretary

JOY MAKAMAKHYA CONSTRUCTION (P) LTD

Secretary

Purna Dey

Project Dey

Director

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

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

Additional District Sub-Registrar
BURDWAN

21.10.24

Page 1

21 OCT 2024

স্মারক নং 28961 তারিখ 23.9.24
ক্রেতা Jay Ma Ramakhya Construction Pvt Ltd
স্বাক্ষর _____
ট্রান্সমিটর মূল্য 57 - PR
বর্তমান ট্রেজারী ১নং ট্রান্সমিটর বরিশ, তারিখ _____
ট্রান্সমিটর ডেডার সঞ্জয় আচার্য
জেলা জজ আদালত (বর্তমান) 17.9.24
লাইসেন্স নং- ১/২০৪০৫

Sanjay Acharya



Additional District Sub-Registrar
BURDWAN

24 SEP 2024

Debasish Dey

JOY MAAKAMAKHYA CONSTRUCTION (P) LTD

Debasish Dey

Ruma Dey

Aniket Dey

Director

KNOWN ALL MEN BY THIS PRESENTS, I, 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, hereinafter referred to and called for the sake of brevity as **"PRINCIPAL"** (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns).

WHEREAS, the **PRINCIPAL** herein, as lawful owners of the land, more fully described in the SCHEDULE hereunder, to develop multi-storied Residential cum Commercial complex thereon in the name of **"RADHAKUNJA APARTMENT"**, consisted of several self contained Flats, parking spaces and commercial spaces together with other amenities and common facilities, as per sanctioned building Plan, have already entered an agreement with **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, which has been registered at the office of the A.D.S.R, Purba Bardhaman and recorded as Development Agreement deed being No6961 for the year' 2024. In pursuance of the terms and conditions of



Additional District Sub-Registrar
BURDWAN

24 SEP 2024

Debasish Dey

JOY MAAKAMAKHYA CONSTRUCTION (P) LTD

Debasish Dey

Ruma Dey.

Aniket Dey.

Director

the aforesaid Development Agreement, I, the PRINCIPAL herein do hereby appoint Developer **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, to be our lawfully constituted attorney to do or execute, in our names and on our behalf, all or any of the acts, deeds or things, mentioned hereunder:-

1. To enter upon, take possession of the land, mentioned in details in the Schedule herein below and in general to manage, look after, control, supervise, defend, protect, and administer the Schedule mentioned land or any part thereof by whatsoever manner or way.
2. To lay out, construct, develop the land, mentioned in the Schedule herein below, in accordance with the sanctioned building plan.
3. To apply, submit, sign, issue and receive from Burdwan Municipality, B.D.A, W.B.S.E.D.C.L or any other Authority or Authorities, all types of applications, sanction plans, revised plans, maps and drawings, designs and/or any representations, too, as or any be required to develop multi-storied Residential cum Commercial complex named "**RADHAKUNJA APARTMENT**" at its absolute discretion, on behalf of us and in our names.

Debe Sena Dey

JOY NAKAMAKHYA CONSTRUCTION (P) LTD

Debe Sena Dey

Ruma Dey.

Arifet Dey.

Director

4. To enter into such understanding, agreement, and/or arrangements and other necessary paper/documents as the attorney thinks fit and proper to develop Multi-Storied Residential cum Commercial Complex named "**RADHAKUNJA APARTMENT**" consisting of several self-contained Flats, shops, commercial spaces, and parking spaces together with other amenities and common facilities, as per sanctioned building Plan.
5. To pay all rates taxes, maintenance and other charges expenses and other outgoings, whatsoever, payable for and on account of the said properties and to claim and receive refund, reimbursement and other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof.
6. To apply for electricity, telephone and for any other connections, whatsoever manner and nature be and for that purpose the Attorney shall sign, issue and receive all papers and/or documents and/or plans and/or drawings and/or all relevant documents etc, whatsoever manner or nature may be thought to be necessary by the said Attorney before different Departments of the Burdwan Municipality, B.D.A. and/or any Authority (ies) of various Public and/or Private and/or Government or Semi Government organization and/or Autonomous Body or Bodies.
7. To apply to the Department of water supply, Sewerage and Drainage of the Burdwan Municipality, B.D.A and/or others too, for availing or seeking and/or laying necessary drainage and/or sewerage connection or connections and/or line or lines of whatsoever manner or nature in respect of the Schedule mentioned land and to that effect sign all such relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid departments of the Burdwan Municipality, B.D.A and/or by others as and when necessary and/or asked for.

Delepu Dey

JOY MAANMAKHYA CONSTRUCTION (P)LTD

Delepu Dey

Ruma Dey.

Trifet Dey.

Director

8. That the attorney herein shall be able to avail necessary permission's of whatsoever manner or nature from the P.W.D., Department of the Burdwan Municipality and B.D.A for and on behalf of us.
9. To apply for, obtain and submit all clearance certificates, forms declarations and/or permissions, if so and as be required from any authority or department for or in relation to develop Multi-Storied Residential cum Commercial Complex named "**RADHAKUNJA APARTMENT**", consisted of several self-contained Flats, shops, commercial spaces and parking spaces together with other amenities and common facilities, as per sanctioned building Plan.
10. To ask, demand, sue for, recover, realize, claim, collect and receive further or other consideration from any existing or new buyers and also any other amounts receivable in respect of the said schedule properties or any of them or any part thereof (including deposits, advances, compensation, interest, damages, maintenance charges, electricity charges, taxes etc., whatsoever) which are or may be due payable or recoverable from any person or persons or authority or authorities by cheques or pay orders or demand drafts drawn in the name of the appointers and/or in cash and to grant valid receipts and discharges thereof.
11. To produce and deliver all title deeds, documents, and papers relating to Schedule mentioned land, to the intending buyer(s)/Purchaser(s) and to answer and comply with all requisitions that may be made out by such intending buyer(s)/Purchaser(s) in respect of Owners' allocation as well as Developer's allocation.
12. To appear and represent the appointers before the Burdwan Municipality, Burdwan Development Authority, Collector, Statutory Bodies and Government departments and/or their or any of their officers and also all other State Executives, Judicial or Quasi-Judicial and other authorities and

Debes Dey

JOY MAAKAMAKHYA CONSTRUCTION (P) LTD

Debes Dey

Ruma Dey.

Nikhet Dey.

Director

also all courts and Tribunals and also any person, developer, contractor or other persons and deal with them in all manner and sign, execute, deliver and submit all papers, plan, documents, applications, objections notices etc. and also to submit

and take delivery of and/or explain all documents of title, accounts, clearances, plan etc. and to do all acts deeds and things as may be required or found necessary or expedient by the said attorney.

13. To sign, execute, enter into, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, agreements for sale, sale deeds, documents of transfer, rectifications, nominations, assignments, declarations, confirmations, affidavits, indemnities, undertakings, applications, accounts, plans, forms, correspondences, notices and other documents and writings. Be it specifically mentioned here that the Developer **"JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED"** shall have authority to enter agreement(s) for sale with intending Buyer(s)/ Purchaser(s) and complete sell by executing and registering formal Deed of Sale/Deed Conveyance in respect of LAND OWNER'S allocation as well as DEVELOPER'S allocation, as has been mentioned and stipulated in aforesaid registered Development Agreement, subject to terms and conditions contained in the clause hereunder.
14. To sell, convey and transfer right, title, interest and possession of Flats, Shops, Commercial Spaces and Parking Spaces of LAND OWNER as well as DEVELOPER'S allocation together with proportionate share of the land, more fully mentioned and described in the Schedule hereunder along with other amenities and common facilities at the proposed multi-stored Residential cum Commercial Complex to be constructed upon the land, more fully described in the Schedule mentioned hereunder, in the name of

Debe Sengupta

JOY MAAKAMAKHYA CONSTRUCTION (P) LTD

Debe Sengupta

Ruma Dey.

Arifet Dey.

Director

"RADHAKUNJA APARTMENT", to any Buyer(s)/ Purchaser(s) and to do all acts, deeds and things with regard to sale or transfer on such terms and conditions as the said ATTORNEY may deem fit and proper.

15. To appear and represent the Appointers before any Registrar, Sub-Registrar, Additional Dist. Sub-Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents, sell or transfer deeds, instruments and writings signed by the said Attorney and to receive advance, earnest and consideration money from the intending buyer(s)/ purchaser(s) by virtue of this Power of Attorney in relation to LAND OWNER'S as well as DEVELOPER'S allocation, as has been mentioned and stipulated in aforesaid registered Development Agreement. The attorney **"JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED"** shall deposit sale proceeds of LAND OWNER'S allocation, at the respective accounts of the PRINCIPAL herein as per their entitlement and shall retain sale proceeds of DEVELOPER'S allocation in its own account as its entitlement.
16. To appear and represent the appointers before any Notary Public, other Magistrates and other officer or officers and authorities in connection with affirmation or notarization of any deed, instrument, declaration or writing signed or made by the said attorney by virtue of the power hereby conferred.
17. To file and submit all declarations, clearances, permissions, certificates, forms, statements, affidavits and undertakings for having the registration completed of all documents, instruments and writings executed by the said attorney by virtue of the power hereby conferred.
18. To sign, declare, verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, Vakalatnama, warrant of attorney, memorandum of appeal or any other document or paper in any proceeding as

Deben Dey

JOY NAKUNJA CONSTRUCTION (P) LTD

Deben Dey

Ruma Dey.

Shilpa Dey.

Director

- the occasions shall require and/or as the said Attorney may think fit and proper in respect of the subject property.
19. To accept notices, summons and services of papers and documents from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
 20. To appoint and employ Advocates, Pleaders, Solicitors and to revoke such appointments.
 21. To do all acts deeds and things for better exercise of the authorities herein contained relating to the development of multi-storied Residential cum Commercial Complex in the name of "**RADHAKUNJA APARTMENT**", consisted of several self-contained ownership Flats, Shops, Commercial Spaces and Parking Spaces together with other common facilities and amenities, on the land, more fully described in the Schedule hereunder or any part thereof, which the APPOINTERS could have lawfully done under their own hands and seals, if personally present.

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

AND

The appointers do hereby record and declare that this Power of Attorney shall be in force and binding till completion of multi-storied Residential cum Commercial Complex named "**RADHAKUNJA APARTMENT**", on the land, more fully described in the Schedule hereunder as well as delivery of possession to individual purchaser (s) by the DEVELOPER.

Debes Kumar

JOY MAHAKAMAKHYA CONSTRUCTION (P) LTD

Debes Kumar

Ruma Dey

Aniket Dey

Director

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of define 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:-

R.S. & L.R Plot No.

Area (SQ. FT.)

211/669 ✓
211/671 ✓
211/670 ✓
214 ✓

7255 Sq. ft. ✓
3232 Sq. ft. ✓
2837 Sq. ft. ✓
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 & 16ft. wide Road.

IN WITNESSES WHEREOF, I, the APPOINTER herein do hereby put the finger prints of our both hands and also put our signatures on this deed of Power of Attorney in the presence of following witnesses on this 24th day of September' 2024.

Debes Kumar

SIGNED AND SEALED at Purba Bardhaman
In presence of Witnesses :-

1. Nazmul Islam Mallik .
S/O - Lt. Nazim Haque Mallik .
Golahat, Borobalidanga .
P.O-Sribally, P.S-Burdwan .
Dist- Purba Bardhaman .
Pin- 713103.

2. Rupam Dey .
c/o Gopal ch Dey .
Baranilpur, Uttarpara,
Burdwan .

Deba Sish Dey

Signature of the PRINCIPAL

JOY MAAKAMAKHYA CONSTRUCTION (P) LTD

Deba Sish Dey

Ruma Dey .

Aniket Dey
Director

Signature of the ATTORNEY

Drafted by me

Subrata Ghosh

(SUBRATA GHOSH)

Advocate

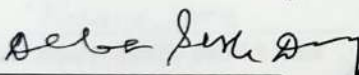
Dist. Judge's Court, Purba Bardhaman.

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



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 W.D. MONDAL SERVICES TAX DEPARTMENT Date: 2023.01.09 18:30:47 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

Ruma Day
Shikhet Day

Director



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

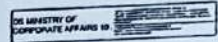
I hereby certify that JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED is incorporated on this Twenty eighth day of March Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45309WB2022PTC252563.

The Permanent Account Number (PAN) of the company is AAFCJ5474P

The Tax Deduction and Collection Account Number (TAN) of the company is CALJ08762F

Given under my hand at Manesar this Twenty eighth day of March Two thousand twenty-two.



Digital Signature Certificate
Pankaj Srivastava

DEPUTY REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

JOY MAAKAMAKHYA CONSTRUCTION PRIVATE LIMITED
C/O, KAMAKHA MARBEL PVT LTD, PAMRA,, JOTERAM,,
BURDWAN, Bardhaman, West Bengal, India, 713104



* as issued by the Income Tax Department

JOY MAAKAMAKHYA CONSTRUCTION (P) LTD

Ruma Dey
Shriket Dey

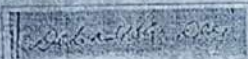
Director

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

ভারত সরকার
Unique Identification Authority of India



আধার

ঠিকানা:
বড়নীলপুর উত্তরপাড়া, বর্ধমান,
শ্রীপুরী, 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



Ruma Dey

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

FSZPD5587F

ANIKET DEY

पिता का नाम / Father's Name
DERASISH DEY

जन्म की तारीख
Date of Birth
28/10/2000

हस्ताक्षर / Signature

04072019

Aniket Dey.

Major Information of the Deed

Deed No :	I-0203-06972/2024	Date of Registration	21/10/2024
Query No / Year	0203-8002528251/2024	Office where deed is registered	
Query Date	24/09/2024 12:50:55 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	MIRZA RAJA BEGG Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9434469033, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	Market Value		
Set Forth value	Rs. 2,65,50,383/-		
Rs. 4/-	Registration Fee Paid		
Stamp duty Paid(SD)	Rs. 7/- (Article:E)		
Rs. 50/- (Article:48(g))	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020306961/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
Remarks			

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

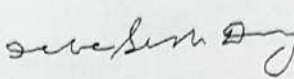
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-211/669 (RS :-)	LR-3100	Bastu Shuna	7255 Sq Ft	1/-	1,44,09,263/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: St. Xaviers School Road, Mouza: Kanainatshal, Ward No: 12, Holding No:86/H/1 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
L2	LR-211/671 (RS :-)	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 :-)	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 :-)	LR-4961	Bastu Shuna	44 Sq Ft	1/-	87,389/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
TOTAL :				14.009Dec	3 /-	121,41,120 /-	
Grand Total :				30.6351Dec	4 /-	265,50,383 /-	

Principal Details :

Name,Address,Photo,Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	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 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				

Attorney Details :

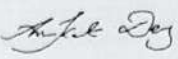
Name,Address,Photo,Finger print and Signature

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 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

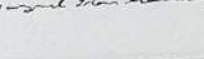
Representative Details :

Name,Address,Photo,Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	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 LTI 24/09/2024 Sep 24 2024 1:29PM	 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	 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)			
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	 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 :

Name	Photo	Finger Print	Signature
Mr NAZRUL ISLAM MALLICK Son of Late NAZAL HAQUE MALLICK COURT BURDWAN, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 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:- 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 & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 211/669, LR Khatian No:- 3100	Owner: দেবশিখ দে, Gurdian: হরনাথ দে, Address: বড়দীলপুর, Classification: খুলা, Area: 0.16000000 Acre,	Mr DEBASISH DEY

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 211/671, LR Khatian No:- 3607	Owner: দেবশিখ দে, Gurdian: হরনাথ দে, Address: বড়দীলপুর, Classification: খুলা, Area: 0.07400000 Acre,	Mr DEBASISH DEY
L3	LR Plot No:- 211/670, LR Khatian No:- 4961	Owner: দেবশিখ দে, Gurdian: হরনাথ দে, Address: নিজ, Classification: বাড, Area: 0.06450000 Acre,	Mr DEBASISH DEY
L4	LR Plot No:- 214, LR Khatian No:- 4961	Owner: দেবশিখ দে, Gurdian: হরনাথ দে, Address: নিজ, Classification: খুলা, Area: 0.00100000 Acre,	Mr DEBASISH DEY

Endorsement For Deed Number : I - 020306972 / 2024

On 24-09-2024

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

Presented for registration at 12:22 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, COURT BURDWAN, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, 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, 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, COURT BURDWAN, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Law Clerk

Execution is admitted on 24-09-2024 by Mr ANIKET DEY, DIRECTOR, 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

Indetified by Mr NAZRUL ISLAM MALLICK, .. Son of Late NAZAL HAQUE MALLICK, COURT BURDWAN, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Law Clerk

Execution is admitted on 24-09-2024 by Mr DEBASISH DEY, DIRECTOR, 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

Indetified by Mr NAZRUL ISLAM MALLICK, .. Son of Late NAZAL HAQUE MALLICK, COURT BURDWAN, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Law Clerk

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26961, Amount: Rs.50.00/-, Date of Purchase: 23/09/2024, Vendor name: Sanjay Acharyya

San.

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

On 21-10-2024

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.

San.

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 167775 to 167805
being No 020306972 for the year 2024.



Digitally signed by SANJIT SARDAR
Date: 2024.10.21 15:26:10 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 21/10/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.