8584/23 VC-1935 I-8303/23

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AM 902349

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Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Registrar-III
Alipore, South 24-parganas

12-06-23

KNOW ALL MEN BY THESE PRESENTS that we, **(1) OVERSURE INFRACON PRIVATE LIMITED (PAN:AACCO2668P)**, a Company incorporated under the Companies Act, 1956 **(2) RISEROSE APPARTMENT PRIVATE LIMITED (PAN:AAHCR6149K)**, a Company incorporated under the Companies Act, 1956, **(3) LINKLIKE RESIDENCY PRIVATE LIMITED (PAN:AADCL0249E)**, a Company incorporated under the Companies Act, 1956, **(4) ROSELINK REISDENCY PRIVATE LIMITED (PAN:AAHCR6617G)** a Company incorporated under the Companies Act, 1956, **(5) MOONTREE**

395965

No. ..... Rs. ..... Date .....

Name ..... B. K. JAIN & CO. Advocate Kiran Sankar Roy Road Kolkata - 700001

Address .....

Vendor .....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

B. Jain

6681

B. Jain

6684

Sutaka Leader

6687

Pratul Bengani

6686

Kamal Kishor Sanda

6688

Office of the Dist. Sub-Registrar-III
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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
09 JUN 2023

Identified by
Soumik Mallick
S/o M. Narayan Chandra Mallick
507, Basunagar, P.O- Udaynarayanpur,
Madhyamgram, Kolkata-700129
Service

INFRATECH PRIVATE LIMITED (PAN:AAKCM0682M), a Company incorporated under the Companies Act, 1956, **Appointers** no.-1 to 5 are represented by its Director **Mr. Braj Sen Jain (PAN:ACWPJ1468R) (AADHAAR:285651651634)** Son of Late Ram Ratan Jain, by faith Jain, by occupation-Service, by nationality Indian, of 20/B/1 Shrish Chandra Chowdhury Lane, Tala, Kolkata- 700002, **(6) SHINESTAR PROMOTERS PRIVATE LIMITED (PAN:AAWCS5797F)**, a Company incorporated under the Companies Act, 1956, **(7) SHIVMANI ESTATE PRIVATE LIMITED (PAN:AAWCS 5800R)**, a Company incorporated under the Companies Act, 1956 **(8) SILVERFINE HOUSING PRIVATE LIMITED (PAN:AAWCS5796E)**, a Company incorporated under the Companies Act, 1956, **(9) STARPRIME CONSTRUCTION PRIVATE LIMITED (PAN:AAWCS5793B)** a Company incorporated under the Companies Act, 1956, **Appointers** no.-6 to 9 are represented by its Director **Mr. Sutesh Kedia(PAN:ALSPK8219L) (AADHAAR:915022767186)** Son of Sri Pradeep Kedia, residing at 34/1V, Ballygunj Circular Road, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata-700 019 **(10) VIEWLINE COMPLEX PRIVATE LIMITED(PAN:AAFCV3890D)**a Company incorporated under the Companies Act, 1956, represented by its Director **Mr. Rrahul Bengani(PAN:AGIPB3150C)(AADHAAR:623034744109)**, son of Ashok Kumar Bengani, Residing at:- 9, Lower Rawdon Street, Flat 5F, Kolkata-700020, P.O and P.S- Ballygunge, **(11) DEVPUJAN NIKETAN PRIVATE LIMITED (PAN:AAFCD5921K)**, a Company incorporated under the Companies Act, 1956, represented by its Director **Mr. Kamal Kishore Sarda(PAN:AKUPS5209B) (AADHAAR:738004956096)** of Eliza-9, Flat No. 203, 10B, Debai Pukur Road, Uttarpara Kotrung (M), Hindmotor, Hooghly, West Bengal, Pin- 712233. **(12) SWARNSATHI PROJECTS PRIVATE LIMITED (PAN:AAWCS5795H)** a Company incorporated under the Companies Act, 1956, represented one of its Director **Mrs. Sangeeta Jain (PAN:AAVPJ1911A) (AADHAAR:712489260468)** wife of Sri Bijay Jain, by faith Jain, by occupation-Housewife, by nationality Indian, of No 60A, Bondel Road, P.S- Gariahat, P.O- Ballygunj, Kolkata- 700019 **(13) SHANTMAY COMPLEX PRIVATE LIMITED(PAN:AAWCS5110L)** a Company incorporated under the Companies Act, 1956, represented one of its Director **Mr. Ankit Murarka(PAN:ALYPM4770E)(AADHAAR:461157394834)** son of Sri Suresh Kumar Murarka residing at 219, Bangur Avenue, Block-A, P.O- Bangur Avenue, P.S- Laketown, Kolkata- 700055, West Bengal, All Nos. 1 to 13 abovenamed are having its registered Office at Bhasa, P.O.- Bishnupur, District- 24 Parganas (South), Pin-743503 (hereinafter referred to as the **"APPOINTERS") SEND GREETINGS** :

6682

5) Sangeeta Jain

6683

6) (ANKIT NURAKA)

6685

7) (Pradeep Kr Uelic)

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Soumik Mallick

WHEREAS:-

A. By virtue of 13(Thirteen) several registered Deeds of Conveyance respectively dated the 9th May, 2016 and 10th May, 2016 the Appointers herein respectively purchased several pieces and parcels of land collectively measuring about **96.26 Decimals** comprised with **Mouza - Bhasa, Diamond Harbour Road, P.S. Bishnupur, District 24-Parganas (South), PIN - 743 503,** more fully detailed in the ***First Schedule*** hereunder written (hereinafter collectively referred to as the **"said Plots of Land"** and individually **"Land Parcel"**). The detailed particulars of the said 13(Thirteen)Deeds of Conveyance are mentioned in the ***Second Schedule*** hereunder written.

B. By a Development Agreement dated the **27th April day of 2023** made between the Appointers abovenamed as the Owners of the One Part and **Messrs Joka Vatika Projects**, having its office at "Arrjavv Park", No.54A, Sarat Bose Road, Kolkata - 700 025 as the Developer of the Other Part (hereinafter referred to as the **"said Development Agreement"**) the Appointers herein have retained and appointed the said Messrs Joka Vatika Projects as the Developer and have further entrusted the development of the "said Plots of Land" and construction of Phase-1 Project consisting of villas, bungalow, flats, units and other spaces thereat after having obtained all necessary permissions, clearances and sanctions including sanction of building plan from the appropriate Government Authority, on the terms therein recorded.

C. In pursuance of the "said Development Agreement" the said **Developer Messrs Joka Vatika Projects has nominated Sri Harsh Kumar Jain** son of Sri Mahendra Kumar Pandya (Jain), residing at 34/1V, Ballygunge Circular Road, P.S. Ballygunge, P.O. Sarat Bose Road, Kolkata - 700 019 and **Sri Pradeep Kumar Kedia** son of Late Mohar Lal Kedia, residing at 34/1V, Ballygunge Circular Road, P.S. Ballygunge, P.O. Sarat Bose Road, Kolkata - 700 019 as its nominees for the purpose of grant of Power of Attorney by the Appointers herein for doing various acts, deeds, matters and things for the development of the "said Plots of Land" and/or construction of Phase-1 Project.

D. We, the Appointers abovenamed have jointly agreed and decided to retain, appoint and constitute the said **Sri Harsh Kumar Jain** son of Sri Mahendra Kumar Pandya, residing at 34/1V, Ballygunge Circular Road, P.S. Ballygunge, P.O. Sarat Bose Road, Kolkata - 700 019 and **Sri Pradeep Kumar Kedia** son of Late Mohar Lal Kedia, residing at 34/1V, Ballygunge Circular Road, P.S. Ballygunge, P.O. Sarat Bose Road, Kolkata - 700 019, both nominees

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of the said Messrs Joka Vatika Projects as our true and lawful attorneys to act jointly or severally in our names and on our behalf and on our account and to do all or any of the acts, deeds, matters and things hereafter stated.

NOW KNOW YE ALL MEN BY THESE PRESENTS

that we, the Appointers abovenamed do and each of us doth hereby make, nominate, constitute, retain and appoint and have made nominated, constituted, retained and appointed the said **Sri Harsh Kumar Jain** son of Sri Mahendra Kumar Pandya, residing at 34/1V, Ballygunge Circular Road, P.S. Ballygunge, P.O. Sarat Bose Road, Kolkata - 700 019 and **Sri Pradeep Kumar Kedia** son of Late Mohar Lal Kedia, residing at 34/1V, Ballygunge Circular Road, P.S. Ballygunge, P.O. Sarat Bose Road, Kolkata - 700 019, both nominees of the said Messrs Joka Vatika Projects (hereinafter referred to as the said **"Attorneys"**) as our true and lawful Attorneys to act jointly or severally in our names, on our behalf and on our account and to do all or any of the acts, deeds, matters and things, namely :-

(a) To appear and represent the Appointers before the Zila Parishad, Police Authorities, Fire Brigade Authority, Electricity Authorities, Urban Land Ceiling Authorities and other competent authorities, Government Authorities and/or Departments, Central or State in connection with the development of the "said Plots of Land" and construction of Phase-I Project consisting of Villas, Bungalows, Flats, Units and other spaces and further to sign, execute and deliver all necessary letters, statements, applications, declarations and other papers and documents and to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.

(b) To demolish or cause to be demolished the existing structures at or upon the "said Plots of Land" or portions thereof and for the said purpose to retain and appoint any contractor and to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.

(c) To bear and pay land revenue, municipal taxes and other rates, taxes and outgoings on account and in respect of the "said Plots of Land" at the office of the Zila Parishad and other concerned authorities and departments and for the said purpose to sign, execute and deliver all

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papers and documents and to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.

(d) To do or cause to be done necessary measurement survey, soil testing and such other acts at or upon the land comprised in the "said Plots of Land" as our said Attorneys or either of them shall think proper.

(e) To apply for and obtain all necessary sanctions, permissions, no objections and clearances from the appropriate Government Authorities and/or Departments including necessary sanction of plan from the Zila Parishad, P.S. Bishnupur and other concerned authorities for development of the "said Plots of Land" and/or construction of Phase-I Project consisting of several Villas, Bungalows, Flats, Units and other spaces at or upon the "said Plots of Land" or portion thereof and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.

(f) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Zila Parishad, Fire Brigade Authorities, Police Authorities and other Government authorities and/or departments as may from time to time be necessary or required for the development of the "said Plots of Land" and/or construction of the said Phase-I Project consisting of Villas, Bungalows, Flats, Units and other spaces at or upon the "said Plots of Land" and for the said purpose to sign, execute and deliver all applications, maps, plans or other papers and documents as also to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.

(g) To apply for and obtain water sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the "said Plots of Land" and/or the said Phase-I Project and the several Villas, Bungalows, Flats, Units and other spaces as may hereafter be erected and the same in such name or names as our said Attorneys or either of them shall think proper and for the said purpose to sign, execute and deliver necessary applications, papers, letters and documents, declarations, undertakings and bonds as also to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.

(h) To undertake and carry out the construction of the proposed Phase I Project consisting of villas, bungalows, flats, units and other spaces as

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per the plan as may be sanctioned by the Zila Parishad and/or other concerned authorities and for the said purpose to sign, execute and deliver all papers and documents as also to do all acts, deeds, matters and things as the said Attorneys or either of them shall think proper.

(i) To institute and/or prosecute all or any suits, appeals, revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate Courts of Law in connection with the "said Plots of Land" and/or development of the proposed Phase-I Project and construction of villas, bungalows, flats, units and other spaces at or upon the land comprised in the "said Plots of Land" as per the plan to be sanctioned by the Zila Parishad, Bishnupur and other competent authority and for the said purpose to do all acts, deeds, matters and things as the said Attorneys or either of them shall think proper.

(j) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any Court of Law concerning or relating to the "said Plots of Land" and/or development of the proposed Phase-I Project and construction of villas, bungalows, flats, units and other spaces and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.

(k) To sign, execute, affirm and verify all plaints, written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations concerning or relating to the "said Plots of Land" and/or development of the proposed Phase-I Project and construction of villas, bungalows, flats, units and other spaces thereat as our said Attorneys or either of them shall think proper.

(l) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the "said Plots of Land" and/or development of the Proposed Phase-I Project and construction of villas, bungalows, flats, units and other spaces thereat and the same on such terms as our said Attorneys or either of them shall think proper.

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(m) To pay the sanction fee and other costs, charges and expenses for obtaining the sanction and/or permission and/or clearances and no-objection certificates including the sanction of plan as also obtaining public utility services at or upon the "said Plots of Land" and/or the proposed Phase-I Project and/or villas, bungalows, flats, units and other spaces to be developed thereat as also to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.

(n) To retain and appoint Advocates and Lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign, execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as our said Attorneys or either of them shall think proper.

(o) To retain and appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, Plumbers and Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the "said Plots of Land" and construction of the proposed Phase-I Project consisting of villas, bungalows, flats, units and other spaces and the same for such salaries or remuneration or charges and on such terms and conditions as our said Attorneys or either of them shall think proper.

(p) To obtain loans, project loans and finance from Banks, Financial Institutions and other parties for carrying out development of the "said Plots of Land" and construction of the proposed Phase-I Project consisting of villas, bungalows, flats, units and other spaces thereat and further to secure the repayment thereof and for the said purpose to sign, execute and deliver all deeds, documents and papers as also to do all deeds, acts, matters and things as our said Attorneys or either of them shall think proper.

(q) From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Zila Parishad, Bishnupur and for the said purpose to pay necessary charges as also to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.

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(r) To sell, transfer or otherwise dispose of the villas, bungalows, flats, units and other spaces of the proposed Phase-I Project to be erected and/or developed at the "said Plots of Land" and for the said purpose to sign, execute and deliver the Sale Deeds, Transfer Deeds, Lease Deeds and other deeds, documents and agreements as may from time to time be required and as our said Attorneys or either of them shall think proper.

(s) To appear before the appropriate Registering Authorities and to present the Agreements for Sale, Sale Deeds, Lease Deeds, Transfer Deeds and other deeds, documents and agreements after execution of the same and further to admit the execution of the same and do all acts, deeds, matters and things for completion of registration thereof and as our said Attorneys or either of them shall think proper.

(t) To receive, realize and recover the amounts of earnest moneys and/or part payments and/or consideration moneys for and on account of sale and/or transfer or otherwise disposal of villas, bungalows, flats, units and other spaces of the said Phase-I Project and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper.

(u) To retain and appoint one or more substitute or substitutes to carry out all or any of the acts, deeds, matters and things as hereinbefore stated and further to revoke and cancel such appointment as our said Attorneys or either of them shall think proper.

(v) **AND GENERALLY** to do all that is or may be necessary for carrying out the development of the "said Plots of Land" and/or construction of the proposed Phase-I Project consisting of villas, bungalows, flats, units and other spaces thereat and as our said Attorneys or either of them shall think proper.

(w) **AND** we, the Appointers abovenamed do and each of us doth hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys acting jointly or severally as aforesaid, lawfully do.

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THE FIRST SCHEDULE ABOVE REFERRED TO

Plots of Land measuring 96.26 Decimal being Cluster "D" within Mouza - Bhasa, J.L. No.20, under Paschim Bishnupur Gram Panchayat, Diamond Harbour Road, P.S. Bishnupur, District - 24-Parganas (South).

Name of the Owner	R.S. Dag No.	L.R. Dag No.	Khatian No.	Area (Decimal)
Oversure Infracon Private Limited	1532	1581	4523	5
Riserose Apartment Private Limited	1535	1584	4467	10
Linklike Residency Private Limited	1500	1546	4421	10
Roselink Residency Private Limited	1500	1546	4418	10
Moontree Infratech Private Limited	1500	1546	4424	4
Shinestar Promoters Private Limited	1500	1546	4507	10
Shivmani Estate Private Limited	1500	1546	4442	10
Silverfine Housing Private Limited	1500	1546	4463	10
Viewline Complex Private Limited	1500	1546	4425	10
Devpujan Niketan Private Limited	1535	1584	4471	10
Starprime Construction Private Limited	1500	1546	4509	5
Swarnsathi Projects Pvt. Ltd.	1500	1546	4465	2
Shantmay Complex Pvt. Ltd	1345(P)	1371	4436	0.26
			Total	96.26 Decimal

THE SECOND SCHEDULE ABOVE REFERRED TO

(Details of the Purchase Deeds of the Owners in respect of their respective Land Parcels)

Name of Owners	Being no.	Book No.	Volume No.	Page No.	Registry office
OVERSURE INFRACON PVT LTD.	03175 of 2016	I	1604-2016	86525-86548	D.S.R.-IV , South 24 Pgs
RISEROSE APPARTMENT PVT LTD.	02892 of 2016	I	1604-2016	81126-81148	D.S.R.-IV , South 24 Pgs
LINKLIKE RESIDENCY PVT LTD.	02914 of 2016	I	1604-2016	79189-79211	D.S.R.-IV , South 24 Pgs
ROSELINK REISDENCY PVT LTD.	02913 of 2016	I	1604-2016	79166-79188	D.S.R.-IV , South 24 Pgs
MOONTREE INFRATECH PVT LTD.	03174 of 2016	I	1604-2016	86501-86524	D.S.R.-IV , South 24 Pgs
SHINESTAR PROMOTERS PVT LTD.	03150 of 2016	I	1604-2016	86115-86137	D.S.R.-IV , South 24 Pgs
SHIVMANI ESTATE PVT LTD.	03147 of 2016	I	1604-2016	86184-86206	D.S.R.-IV , South 24 Pgs
SILVERFINE HOUSING PVT LTD.	03151 of 2016	I	1604-2016	86092-86114	D.S.R.-IV , South 24 Pgs
VIEWLINE COMPLEX PVT LTD.	02911 of 2016	I	1604-2016	79120-79142	D.S.R.-IV , South 24 Pgs
DEVPUJAN NIKETAN PVT LTD.	03018 of 2016	I	1604-2016	82039-82061	D.S.R.-IV , South 24 Pgs.
STARPRIME PROJECTS PVT. LTD.	03149 of 2016	I	1604-2016	86138-86160	D.S.R.-IV , South 24 Pgs.
SWARNSATHI PROJECTS PVT. LTD.	03154 of 2016	I	1604-2016	80646-86068	D.S.R.-IV , South 24 Pgs.
SHANTMAY COMPLEX PVT. LTD	02917 of 2016	I	1604-2016	79260-79283	D.S.R.-IV , South 24 Pgs.

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IN WITNESS WHEREOF we, the Appointers abovenamed have hereunto set and subscribed our respective signatures on this 9th **day of** ...June..., **Two Thousand Twenty Three.**

SIGNED EXECUTED AND DELIVERED by the **Appointers** abovenamed at Kolkata in the presence of:

1) Sayani Ghosh Dutta
Sailadulai road
South Golbagan, Nimta
Kol- 700049.

2) Sneha Chakraborty
C/O Sukanta Chakraborty
11 NO. Panchanantala Road
Kolkata- 700115

(1) OVERSURE INFRACON PRIVATE LIMITED
(2) RISEROSE APPARTMENT PRIVATE LIMITED
(3) LINKLIKE RESIDENCY PRIVATE LIMITED
(4) ROSELINK REISDENCY PRIVATE LIMITED
(5) MOONTREE INFRATECH PRIVATE LIMITED

(Appointers no.-1 to 5 are represented by its Director **Mr. Braj Sen Jain)**

(6) SHINESTAR PROMOTERS PRIVATE LIMITED
(7) SHIVMANI ESTATE PRIVATE LIMITED
(8) SILVERFINE HOUSING PRIVATE LIMITED
(9) STARPRIME CONSTRUCTION PRIVATE LIMITED

(Appointers no.-6 to 9 are represented by its Director **Mr. Sutesh Kedia)**

(10) VIEWLINE COMPLEX PRIVATE LIMITED

Director **Mr. Rrahul Bengani**

(11) DEVPUJAN NIKETAN PRIVATE LIMITED

Kamal Kishor Sarda

Director **Mr. Kamal Kishore Sarda**

(12) SWARNSATHI PROJECTS PRIVATE LIMITED

Sangeeta Jain

(Director **Mrs. Sangeeta Jain)**

(13) SHANTMAY COMPLEX PRIVATE LIMITED

(Director **Mr. Ankit Murarka)**

SIGNED EXECUTED AND DELIVERED by the **Appointee** abovenamed at Kolkata in the presence of:

1) Sayani Ghosh Dutta

2) Sneha Chakraborty

Messrs Joka Vatika Projects

(Appointee no. 2. Pradeep Kumar Kedia)
(Pradeep Kumar Kedia)

Drafted & Prepared by:-
PRAKASH JAIN(Advocate) Prakash Jain
Sealdah Civil Court, Kolkata.
Enrolment No. F-2027/1987/2017

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SPECIMEN FORM FOR TEN FINGERPRINTS

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

(BRAJ SEN JAIN)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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SPECIMEN FORM FOR TEN FINGERPRINTS

Kamal Kishor Sharma

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sangeeta Jain

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sunil K Malik

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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আলিপুর

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09 JUN 2023

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 0638/11502/00587

To
Soumik Mallick
C/O Narayan Chandra Mallick
607
BASUNAGAR
MADHYANGRAM
UDAYRAJPUR SPORTING CLUB
Barasat - II
Udayrajpur
North 24 Parganas West Bengal - 700129
9836321860

आपका आधार क्रमांक / Your Aadhaar No. :

8168 0113 5818

VID : 9179 6074 5554 2685

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

Soumik Mallick
Date of Birth/DOB: 30/06/1987
Male/ MALE

8168 0113 5818

VID : 9179 6074 5554 2685

मेरा आधार, मेरी पहचान

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:
C/O Narayan Chandra Mallick, 607, BASUNAGAR, UDAYRAJPUR SPORTING CLUB, MADHYANGRAM, Barasat - II, North 24 Parganas, West Bengal - 700129

8168 0113 5818

VID : 9179 6074 5554 2685

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

Major Information of the Deed

Deed No :	I-1603-08303/2023	Date of Registration	12/06/2023
Query No / Year	1603-8001405780/2023	Office where deed is registered	
Query Date	31/05/2023 6:23:33 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SOUMICK MALLICK 607 BASUNAGAR CITY,Thana : Madhyamgram, District : North 24-Parganas, WEST BENGAL, PIN - 700129, Mobile No. : 9836321860, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 2,79,91,774/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160306914/2023		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PASCHIM BISHNUPUR, Mouza: Bhasa, Pin Code : 743503

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1532	RS-4523	Bastu	Shali	5 Dec		16,19,892/-	Property is on Road , Project Name :
L2	RS-1535	RS-4471	Bastu	Shali	10 Dec		32,39,784/-	Property is on Road , Project Name :
L3	RS-1535	RS-4467	Bastu	Shali	10 Dec		32,39,784/-	Property is on Road , Project Name :
L4	RS-1500	RS-4421	Bastu	Shali	10 Dec		27,91,512/-	Property is on Road , Project Name :
L5	RS-1500	RS-4418	Bastu	Shali	10 Dec		27,91,512/-	Property is on Road , Project Name :
L6	RS-1500	RS-4424	Bastu	Shali	4 Dec		11,16,605/-	Property is on Road , Project Name :
L7	RS-1500	RS-4507	Bastu	Shali	10 Dec		27,91,512/-	Property is on Road , Project Name :
L8	RS-1500	RS-4442	Bastu	Shali	10 Dec		27,91,512/-	Property is on Road , Project Name :
L9	RS-1500	RS-4463	Bastu	Shali	10 Dec		27,91,512/-	Property is on Road , Project Name :

L10	RS-1500	RS-4425	Bastu	Shali	10 Dec		27,91,512/-	Property is on Road , Project Name :
L11	RS-1500	RS-4509	Bastu	Shali	5 Dec		13,95,756/-	Property is on Road , Project Name :
L12	RS-1500	RS-4465	Bastu	Shali	2 Dec		5,58,302/-	Property is on Road , Project Name :
L13	RS-1345	RS-4436	Bastu	Shali	0.26 Dec		72,579/-	Property is on Road , Project Name :
		TOTAL :			**96.26Dec**	**0 /-**	**279,91,774 /-**	
	Grand Total :				**96.26Dec**	**0 /-**	**279,91,774 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**OVERSURE INFRACON PRIVATE LIMITED** Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	**RISEROSE APPARTMENT PRIVATE LIMITED** Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	**LINKLIKE RESIDENCY PRIVATE LIMITED** Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	**ROSELINK RESIDENCY PRIVATE LIMITED** Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	**MOONTREE INFRATECH PRIVATE LIMITED** Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	**SHINESTAR PROMOTERS PRIVATE LIMITED** Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	**SHIVMANI ESTATE PRIVATE LIMITED** Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

8	**SILVERFINE HOUSING PRIVATE LIMITED** Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.::-AAxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	**VIEWLINE COMPLEX PRIVATE LIMITED** Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: aaxxxxxx0d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	**DEVPUJAN NIKETAN PRIVATE LIMITED** Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	**STARPRIME CONSTRUCTION PRIVATE LIMITED** Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	**SWARNSATHI PROJECTS PRIVATE LIMITED** Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	**SHANTMAY COMPLEX PRIVATE LIMITED** Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**JOKA VATIKA PROJECTS** Arrjavv Park, 54A, Sarat Bose Road, 5th Floor, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Braj Sen Jain (Presentant)** Son of Late Ram Ratan Jain 20/b/1, Shrish Chandra Chowdhury Lane, City:- Not Specified, P.O:- Tala, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ACxxxxxx8R, Aadhaar No: 28xxxxxxxx1634 Status : Representative, Representative of : OVERSURE INFRACON PRIVATE LIMITED (as Director), RISEROSE APPARTMENT PRIVATE LIMITED (as Director), LINKLIKE RESIDENCY PRIVATE LIMITED (as Director), ROSELINK RESIDENCY PRIVATE LIMITED (as Director), MOONTREE INFRATECH PRIVATE LIMITED (as Director)
2	**Mr Sutesh Kedia** Son of Shri Pradeep Kedia 34/1V, Ballygunge Circular Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ALxxxxxx9L, Aadhaar No: 91xxxxxxxx7186 Status : Representative, Representative of : SHINESTAR PROMOTERS PRIVATE LIMITED (as Director), SHIVMANI ESTATE PRIVATE LIMITED (as Director), SILVERFINE HOUSING PRIVATE LIMITED (as Director), STARPRIME CONSTRUCTION PRIVATE LIMITED (as Director)

3	**Mr Rrahul Bengani** Son of Ashok Kumar Bengani 9, Lower Rowdon Street, Flat 5F, City:- Not Specified, P.O:- Ballygunge, P.S: Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGxxxxxx0C, Aadhaar No: 62xxxxxxxx4109 Status : Representative, Representative of : VIEWLINE COMPLEX PRIVATE LIMITED (as Director)
4	**Mr KAMAL KISHORE SARDA** Son of Late M C SARDA 10B, Debai Pukur Road, Uttarpara Kotrung M, City:- , P.O:- Hindmotor, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712233, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AKxxxxxx9B, Aadhaar No: 73xxxxxxxx6096 Status : Representative, Representative of : DEVPUJAN NIKETAN PRIVATE LIMITED (as Director)
5	**Sangeeta Jain** Wife of Bijay Jain 60A, Bondel Road, City:- Kolkata, P.O:- Ballygunj, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: AAxxxxxx1A, Aadhaar No: 71xxxxxxxx0468 Status : Representative, Representative of : SWARNSATHI PROJECTS PRIVATE LIMITED (as Director)
6	**Mr Ankit Murarka** Son of Shri Suresh Kumar Murarka 219, Bangur Avenue, Block A, City:- Kolkata, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ALxxxxxx0E, Aadhaar No: 46xxxxxxxx4834 Status : Representative, Representative of : SHANTMAY COMPLEX PRIVATE LIMITED (as Director)
7	**Mr Pradip Kumar Kedia** Son of Late Mohar Lal Kedia 34/1V, Ballygunge Circular Road, City:- Kolkata, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3Q, Aadhaar No: 45xxxxxxxx5995 Status : Representative, Representative of : JOKA VATIKA PROJECTS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
SOUMIK MALLICK Son of NARAYAN CHANDRA MALLICK 607, BASUNAGAR, UDAYRAJPUR SPORTING CLUB, City:- Not Specified, P.O:- UDAYRAJPUR, P.S:-Madhyamgram District:-North 24-Parganas, West Bengal, India, PIN:- 700129			

Identifier Of Mr Braj Sen Jain, Mr Sutesh Kedia, Mr Rrahul Bengani, Mr KAMAL KISHORE SARDA, Sangeeta Jain, Mr Ankit Murarka, Mr Pradip Kumar Kedia

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	OVERSURE INFRACON PRIVATE LIMITED	JOKA VATIKA PROJECTS-5 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	VIEWLINE COMPLEX PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	STARPRIME CONSTRUCTION PRIVATE LIMITED	JOKA VATIKA PROJECTS-5 Dec

Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	SWARNSATHI PROJECTS PRIVATE LIMITED	JOKA VATIKA PROJECTS-2 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	SHANTMAY COMPLEX PRIVATE LIMITED	JOKA VATIKA PROJECTS-0.26 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	DEVPUJAN NIKETAN PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	RISEROSE APPARTMENT PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	LINKLIKE RESIDENCY PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	ROSELINK RESIDENCY PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	MOONTREE INFRATECH PRIVATE LIMITED	JOKA VATIKA PROJECTS-4 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SHINESTAR PROMOTERS PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	SHIVMANI ESTATE PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	SILVERFINE HOUSING PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec

Endorsement For Deed Number : I - 160308303 / 2023

On 01-06-2023

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 2,79,91,774/-

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 09-06-2023

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

Presented for registration at 17:00 hrs on 09-06-2023, at the Private residence by Mr Braj Sen Jain ,.

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

Execution is admitted on 09-06-2023 by Mr Braj Sen Jain, Director, OVERSURE INFRACON PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, RISEROSE APPARTMENT PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, LINKLIKE RESIDENCY PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, ROSELINK RESIDENCY PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, MOONTREE INFRATECH PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by SOUMIK MALLICK, , , Son of NARAYAN CHANDRA MALLICK, 607, BASUNAGAR, UDAYRAJPUR SPORTING CLUB, P.O: UDAYRAJPUR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 09-06-2023 by Mr Sutesh Kedia, Director, SHINESTAR PROMOTERS PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, SHIVMANI ESTATE PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, SILVERFINE HOUSING PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, STARPRIME CONSTRUCTION PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by SOUMIK MALLICK, , , Son of NARAYAN CHANDRA MALLICK, 607, BASUNAGAR, UDAYRAJPUR SPORTING CLUB, P.O: UDAYRAJPUR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 09-06-2023 by Mr Rrahul Bengani, Director, VIEWLINE COMPLEX PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by SOUMIK MALLICK, , , Son of NARAYAN CHANDRA MALLICK, 607, BASUNAGAR, UDAYRAJPUR SPORTING CLUB, P.O: UDAYRAJPUR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 09-06-2023 by Mr KAMAL KISHORE SARDA, Director, DEVPUJAN NIKETAN PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by SOUMIK MALLICK, , , Son of NARAYAN CHANDRA MALLICK, 607, BASUNAGAR, UDAYRAJPUR SPORTING CLUB, P.O: UDAYRAJPUR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 09-06-2023 by Sangeeta Jain, Director, SWARNSATHI PROJECTS PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by SOUMIK MALLICK, , , Son of NARAYAN CHANDRA MALLICK, 607, BASUNAGAR, UDAYRAJPUR SPORTING CLUB, P.O: UDAYRAJPUR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 09-06-2023 by Mr Ankit Murarka, Director, SHANTMAY COMPLEX PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by SOUMIK MALLICK, , , Son of NARAYAN CHANDRA MALLICK, 607, BASUNAGAR, UDAYRAJPUR SPORTING CLUB, P.O: UDAYRAJPUR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 09-06-2023 by Mr Pradip Kumar Kedia, Partner, JOKA VATIKA PROJECTS (Partnership Firm), Arrjavv Park, 54A, Sarat Bose Road, 5th Floor, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by SOUMIK MALLICK, , , Son of NARAYAN CHANDRA MALLICK, 607, BASUNAGAR, UDAYRAJPUR SPORTING CLUB, P.O: UDAYRAJPUR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 12-06-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 395965, Amount: Rs.100.00/-, Date of Purchase: 08/12/2022, Vendor name: I Chakraborty

Dhar

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 233820 to 233843

being No 160308303 for the year 2023.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by Debasish Dhar
Date: 2023.06.13 11:57:03 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/06/13 11:57:03 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

Tax Invoice

DIUS LANDSCAPE PRIVATE LIMITED
1/425, Gariahat Road (S), Jodhpur Park Standard Chartered Bank Building 8th & 9th Floor Telefax : 033 2472 0067
E-mail - info@dius.co.in (STATE: WB) (CODE: 19)

Being the charges of space for advertising through billboard Kiosk/BQS/TCB/Unipole/Metro Rakes/FOB/Neon Sign & Others Media

TAX IS PAYABLE ON REVERSE CHARGES: NO

CLIENT NAME : **Joka Vatika Projects(Arrjavv Builder Pvt Ltd)**
ADDRESS : 54A, Arrjavv Park, Sarat Bose Road, Kolkata, Kolkata, West Bengal, 700025
PAN : **AASFJ3789K**
GSTIN. : **19AASFJ3789K1ZB**
STATE : **West Bengal**
CODE : **19**
P.O. NO. : **MAIL**
P.O. DATE : **02/05/2023**

INVOICE NO. DIUS/23-24/0144
DATE: 02/06/2023

Sl. No.	HSN	Code	Description	Size	Type	Period	Rate	Amount
1	998366	0165	CHAKROBERIYA CROSSING	20'x10'	Backlit	01/05/2023 31/05/2023	76000	76000.00

Place of supply: West Bengal

Sub Total 76000.00

Client
Brand
Display AARJAV BUILDERS

Out Put CGST 9.00% 6840.00
Out Put SGST 9.00% 6840.00
Out Put IGST 0.00% 0.00

Rupees Eighty nine thousands six hundred and eighty Rupees zero Paise

Grand Total 89680.00

OUR PAN NO: AAGCD4488A OUR GSTIN: 19AAGCD4488A1ZM OUR CIN: U74999WB2017PTC223731
Service Type : Advertising Space or Times Services
1.
Payment should be made by Crossed Ale. payee Cheque I Demand Draft only in favour of **DIUS LANDSCAPE PRIVATE LIMITED**
2.
Interest@ 18% shall be charged on overdue bill. Dispute and queries if any on this bill must be intimated and settled within 7 days of receipt. Failing which our bill be considered accepted and deemed payable in full.
3.
All disputes subject to Kolkata Jurisdiction.

DIUS LANDSCAPE PVT. LTD. KOL-

E & O.E.
'DIUS LANDSCAPE PRIVATE LIMITED

Tax Invoice

DIUS LANDSCAPE PRIVATE LIMITED
1/425, Garsahat Road (S), Jodhpur Park Standard Chartered Bank Building 8th & 9th Floor Telefax : 033 2472 0067
E-mail - info@dius.co.in (STATE: WB) (CODE: 19)

Being the charges of space for advertising through billboard Kiosk/BQS/TCB/Unipole/Metro Rakes/FOB/Neon Sign & Others Media

TAX IS PAYABLE ON REVERSE CHARGES: NO

CLIENT NAME : **Joka Vatika Projects(Arrjavv Builder Pvt Ltd)**
ADDRESS : 54A, Arrjavv Park, Sarat Bose Road, Kolkata, Kolkata, West Bengal, 700025
PAN : **AASFJ3789K**
GSTIN. : **19AASFJ3789K1ZB**
STATE : **West Bengal**
CODE : **19**
P.O. NO. : **MAIL**
P.O. DATE. : **02/05/2023**

INVOICE NO. DIUS/23-24/0144
DATE: 02/06/2023

Sl. No.	HSN	Code	Description	Size	Type	Period	Rate	Amount
1	998366	0165	CHAKROBERIYA CROSSING	20'x10'	Backlit	01/05/2023 31/05/2023	76000	76000.00

Place of supply: West Bengal

Sub Total 76000.00

Client
Brand
Display AARJAV BUILDERS

Out Put CGST 9.00% 6840.00
Out Put SGST 9.00% 6840.00
Out Put IGST 0.00% 0.00

Rupees Eighty nine thousands six hundred and eighty Rupees zero Paise

Grand Total 89680.00

OUR PAN NO: AAGCD4488A OUR GSTIN: 19AAGCD4488A1ZM OUR CIN: U74999WB2017PTC223731
Service Type : Advertising Space or Times Services
1.
Payment should be made by Crossed A/c. payee Cheque I Demand Draft only in favour of
DIUS LANDSCAPE PRIVATE LIMITED
2
Interest@ 18% shall be charged on overdue bill. Dispute and queries if any on this bill must be intimated and settled within 7 days of receipt. Failing which our bill be considered accepted and deemed payable in full.
3
All disputes subject to Kolkata Jurisdiction.

DIUS LANDSCAPE PVT. LTD. KOL-

E & O.E.
DIUS LANDSCAPE PRIVATE LIMITED

BLUE DREAMZ

ANINDITA PAL <anindita@dius.co.in>

Fwd: Proposal for OOH in Kolkata

Saumen Das <saumen@dius.co.in>
To: ANINDITA PAL <anindita@dius.co.in>

Wed, May 3, 2023 at 9:41 AM

Pfa

---------- Forwarded message ---------
From: **Surya Roy** <surya@arrjavv.com>
Date: Tue, 2 May, 2023, 6:49 PM
Subject: RE: Proposal for OOH in Kolkata
To: Saumen Das <saumen@dius.co.in>
Cc: <ankit@arrjavv.com>

Dear Saumen,

As discussed we renew the hoarding of Chakraberia back lit 20*10 for another month.

From: Surya Roy [mailto:surya@arrjavv.com]
Sent: 31 March 2023 11:54
To: 'Saumen Das' <saumen@dius.co.in>
Subject: RE: Proposal for OOH in Kolkata

Dear Saumen,

MEMO - DIUS/23-24/1682
BILL - DIUS/23-24/0144

As discussed please find Pan Card of our company .

Address:

Joka Vatika Projects(Arrjavv Builder Pvt Ltd)

54 A Sarat Bose Road

5th Floor

Kolkata 700025

OK
31/05/23

From: Surya Roy [mailto:surya@arrjavv.com]
Sent: 28 March 2023 18:55
To: 'Saumen Das' <saumen@dius.co.in>
Cc: 'ankit@arrjavv.com' <ankit@arrjavv.com>
Subject: RE: Proposal for OOH in Kolkata

Dear Soumen,

We confirmed the below Hoarding from our end. The campaign will start from 1st April 2023 and it's a 1 month long campaign. For renewal we will inform 7 days prior to completion.