

MEMO OF DEPOSIT

RECEIVED from the Developer an aggregate sum of Rs. 10,60,31,592/- (Rupees Ten Crore Sixty Lakhs Thirty One Thousand Five Hundred NinetyTwo only) being part of Deposit in terms of Clause 12.2 of this Agreement as per the following details :

Company Name	Amount
Aalayam Estates LLP	12,60,289
Avenue Estate LLP	23,13,815
BirchburyHirise LLP	8,67,681
Buildnest Complex LLP	23,13,815
Capitval Realty LLP	22,77,697
Cascadus Promoters LLP	20,81,022
Defson Developers LLP	1,96,315
Denplex Builders LLP	22,35,400
Dovimo Builders LLP	23,13,815
Dreamrise Developers LLP	15,66,453
Dwell Beyond Construction LLP	10,71,805
Flat Deluxe Devcon LLP	23,13,815
Greenterrace Promoters LLP	23,13,815
Half Circle Towers LLP	23,13,815
Happydream Realtors LLP	14,83,633
Herringbone Infracon LLP	23,13,815
High Sail Promoters LLP	10,75,000
Highrealty Promoters LLP	23,13,815
Highrex Realtors LLP	23,13,815
HomecrownInfraproperties LLP	23,13,815
HomemoverBuildcon LLP	21,47,221
Homepad Realtors LLP	23,13,815
HomeplanHirise LLP	23,13,815
Homerley Developers LLP	12,10,000
Homeroof Estates LLP	23,13,815
Homesphere Builders LLP	11,41,471
Hosthome Builders LLP	23,13,815
Housebricks Constructions LLP	22,88,363
Housemover Realtors LLP	12,70,285

Keep Castle Real Estate LLP	12,10,000
Kingion Builders LLP	23,13,815
Landbean Developers LLP	12,00,000
Lush Towers LLP	11,25,000
Luxerior Developers LLP	22,16,635
Moderniva Promoters LLP	16,59,098
Morningvale Developers LLP	22,37,945
Newleigh Developers LLP	19,08,898
Nexovant Conclave LLP	23,13,815
Nexovant Estates LLP	22,53,101
Ninthquarter Promoters LLP	23,13,815
Oakside Realty LLP	23,13,815
Oni Estate LLP	21,24,985
Primdale Estates LLP	23,13,815
Rareskies Developers LLP	9,99,003
Ravishing Realty LLP	16,89,085
Regalestate Promoters LLP	12,10,000
Roofcrown Developers LLP	18,51,052
Sequoia Towers LLP	23,13,815
Strive Developers LLP	23,13,815
Summermead Developers LLP	8,21,404
Swansgeen Developers LLP	23,13,815
Sweetpalm Realtors LLP	12,10,000
Udaya Infrastructure LLP	12,10,000
Upnveta Builders LLP	22,99,933
Whichwood Niwas LLP	12,10,000
XelvaHirise LLP	23,13,815
Yashila Developers LLP	22,05,066
	10,60,31,593

Pratosh Kumar Pathak

Pratosh Kumar Pathak
Authorised Signatory of the
Owners

Witness:-

1) Arup Thapa Chetri

2) 

Consequences of Termination

In case of termination of this Development Agreement, all Development Agreements that may be executed in respect of any of the six separate Phases relating to the Larger Property or any portion thereof shall automatically stand terminated without any notice, act or deed being required. Similarly, in case of termination of any other Development Agreement that may be executed in respect of any of the six separate Phases relating to the Larger Property or any portion thereof, this Development Agreement shall automatically stand terminated without any notice, act or deed being required.

In case of termination as aforesaid, Mr. Pawan Dhoot and/or the entity nominated by him shall be entitled to takeover the Project including the lands comprised in the Larger Property and to get the Projects completed at the costs of the Developer through any other Developer or third party and/or contractor. On and from the date of termination, the Developer shall not be entitled to appropriate and/or use any sale proceeds from the sale of the Units (whether advance payment, part payment, instalment payment or final payment) under all the Development Agreements relating to the Larger Property and all subsequent receivables (whether advance payment, part payment, instalment payment or final payment) from the Transferees in respect of the entire Project (that is, all Units whether booked before or after the date of termination) shall be payable by the Transferees to Mr. Pawan Dhoot and/or the entity nominated by him only. Out of such receipts/Sale Proceeds, Mr. Pawan Dhoot and/or the entity nominated by him shall fully pay to the Owners herein the amount of the outstanding Deposit then outstanding with interest thereon and shall, out of the balance amount adjust the following:

- (i) The interest receivable by the Owners from the Developer on account of delay as mentioned in Clause 12.3, in case the same is outstanding and is not paid till the date of termination;
- (ii) The balance amount of Deposit;
- (iii) All costs, charges and expenses paid and/or incurred for the purpose of completion of the Project;
- (iv) All costs, charges and expenses paid and/or incurred on account of the Developer;
- (v) All compensations, interest, other amounts, etc. that may be payable to the Transferees and/or other third parties and/or any of the authorities on account of delay, default or otherwise, under any applicable law including RERA; and
- (vi) Further compensation receivable by the Owners for the delay as mentioned in Clause 12.3 which has been mutually agreed to be equivalent to interest at the rate of 12 per cent per annum on the balance amount of the Deposit.

After making all the aforesaid payments, adjustments and appropriations in respect of the amounts received in respect of the Sale Proceeds, if there be any surplus then the same shall be utilized for making payments of the unpaid Deposit under other Development Agreements to the owners thereof as also similar adjustments and appropriations to the owners under the other Development Agreements. In case there is a deficit under this Development Agreement and/or any of the other Development Agreements, then the same shall be payable by the Developer to the Owners. In the event of there being a surplus after payment of all deposits under all



Development Agreements relating to the Larger Property as also the interest and other amounts mentioned above, then such surplus shall be payable to the Developer.

Notwithstanding anything to the contrary contained in this Agreement or elsewhere, it is expressly agreed that the compensation payable to the Owners due to delay and/or the right of termination available to the Owners under this Agreement and/or any other remedy available to the Owners against the Developer under this Agreement shall be in addition to and shall not under any circumstances absolve, mitigate and/or reduce the Developer's liabilities and/or obligations under RERA and/or any other applicable law including in respect of payment of any compensations, damages, interests, refunds etc., if any, payable to the Transferees, authorities, third parties, etc.

DTC PROJECTS PVT LTD

Kai Khaitan

Authorised Signatory

Prakash Kumar Patil
(Authorised Signatory of the
Owners)

This is to certify that as per **Building Byelaws 2015, North 24 Parganas**, for Residential Development in plots with means of access above 24m, the permissible F.A.R. is 3.00. However, this is subject to applicable Building rules at the time of Sanction of Building Plan as per **Building Byelaws 2015, North 24 Parganas** or the **National Building Code 2016** or **West Bengal Municipal Building Rules, 2007** considering all time to time amendment of applicable byelaws.

While achieving F.A.R. all other guidelines of all other statutory bodies like West Bengal Fire & Emergency Services, Pollution Control Board, etc shall be taken into consideration.

The relevant Table of F.A.R. as mentioned in Page 36 of **Building Byelaws 2015, North 24 Parganas, Zilla Parishad** is annexed herewith.

Joysana Chingakham
.....

Joysana Chingakham

Architect

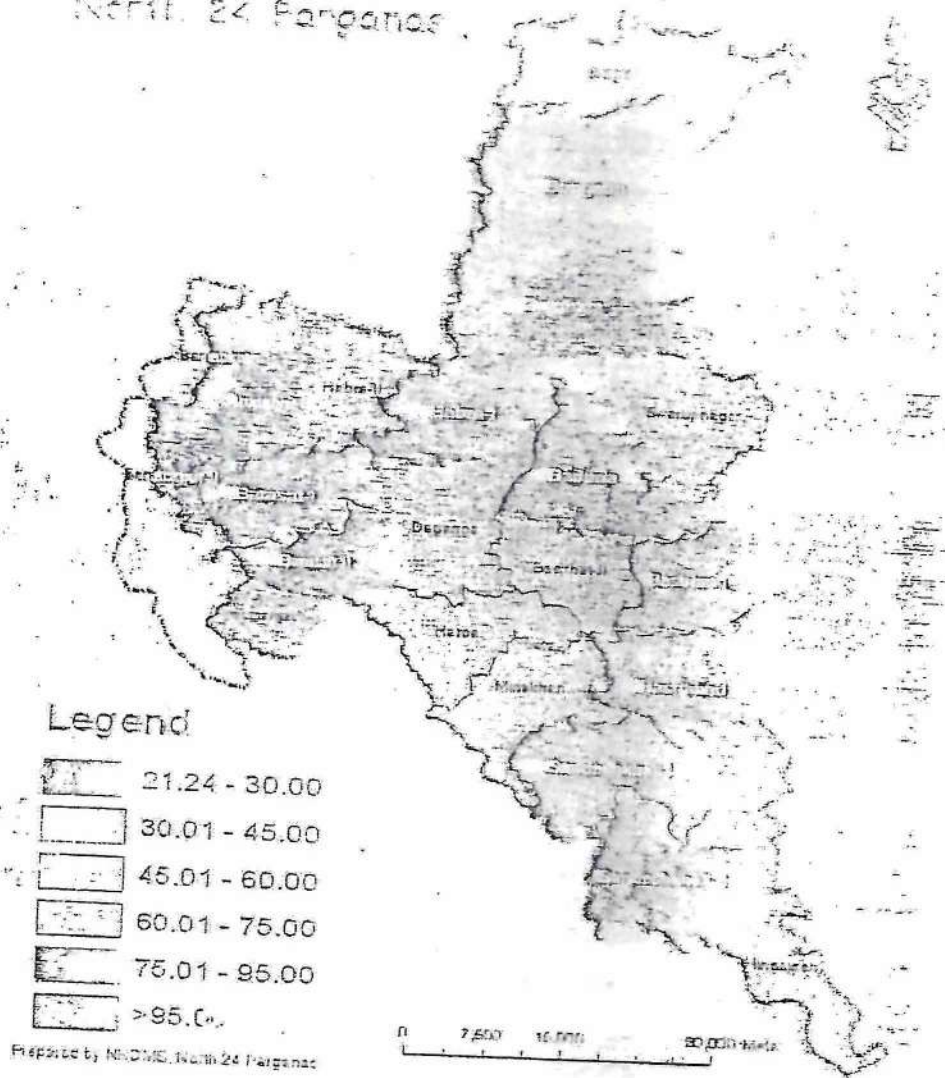
Regn - CA/2005/35874

Date : *03/01/2023*
.....

Place : Kolkata

BYE LAW 2015

North 24 Parganas



North 24 Parganas Zilla Parishad
Rishi Bankim Sarani, Barasat,
Kolkata 700124.

The 'Floor Area Ratio' is specified in Table below:

Table I

Sl. No.	Height of Building (meters)	Use groups of building			
		Residential Building	Educational Building	Commercial, Offices, etc. Hazardous Buildings	Industrial, Institutional, etc. Hazardous Buildings including Cinema and Buildings II & III
1	Upto 2.40	Nil	Nil	Nil	Nil
2	Above 2.40 to 3.50	1.25	Nil	Nil	Nil
3	Above 3.50 to 7.00	1.75	Nil	Nil	Nil
4	Above 7.00 to 9.00	2.00	2.00	Nil	Nil
5	Above 9.00 to 15.00	2.25	2.25	2.00	2.00
6	Above 15.00 to 20.00	2.50	2.50	2.00	2.25
7	Above 20.00 to 24.00	2.75	2.75	2.00	2.50
8	Above 24.00	3.00	3.00	2.00	2.75

Provided that the width of means of access mentioned under above noted Table is to be taken as average road width abutting the entire length of the plot.

The total covered area for calculation of 'Floor Area Ratio' shall consist of the areas of all the floors with the circulation spaces, spaces for sanitary facilities and other ancillary areas within the building including the area of basement or cellar, area of the mezzanine floors, area of walls, pillars and other structural members, the area of all the projections, but shall not include the following:—

- a) stair well area, the stair case with landing up to the extent of the width of the stairway in each floor;
- b) lift well and lift landing lobby area in each floor upto 3.00 Sq.M. for each lift upto 10 passenger and 6.00 Sq.M. for each lift above 10 passenger;
- c) maximum 600 mm wide projection for cornice and/or weather shade and/or chajja;
- d) the projections (overhang) of wardrobes, alcoves, cupboards and shelves (as mentioned below in sub-clause (5) f (i));
- e) maximum 600 mm wide projection of architectural features such as fins, flower boxes, pilasters, column capitals, arches, pediments, trellises, ducts for encasing pipe lines, pipe supports and all such features used to enhance the aesthetic quality of a building;
- f) ventilating, air-conditioning and service equipment attached to the building;
- g) stair cover not exceeding 2.60 meter in height;
- h) lift machine rooms as per the National Building Code;
- i) roof tanks and their supports, the height of support not exceeding 0.75 meter;
- j) dome, minaret, kiosk, pergola and other non-usable feature,
Provided that the aggregate area of these structures mentioned at clauses f) to j) above shall not exceed one-third the area of the roof upon which these are erected;
- k) area of loft;

- - PHASE 1
- - PHASE 2
- - PHASE 3
- - PHASE 4
- - PHASE 5
- - PHASE 6

PHASE-1 GROUP HOUSING

PHASE-2

PHASE-6 ROW HOUSING

PHASE-3

PHASE-5

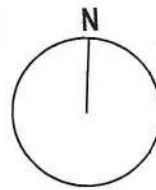
PHASE-4

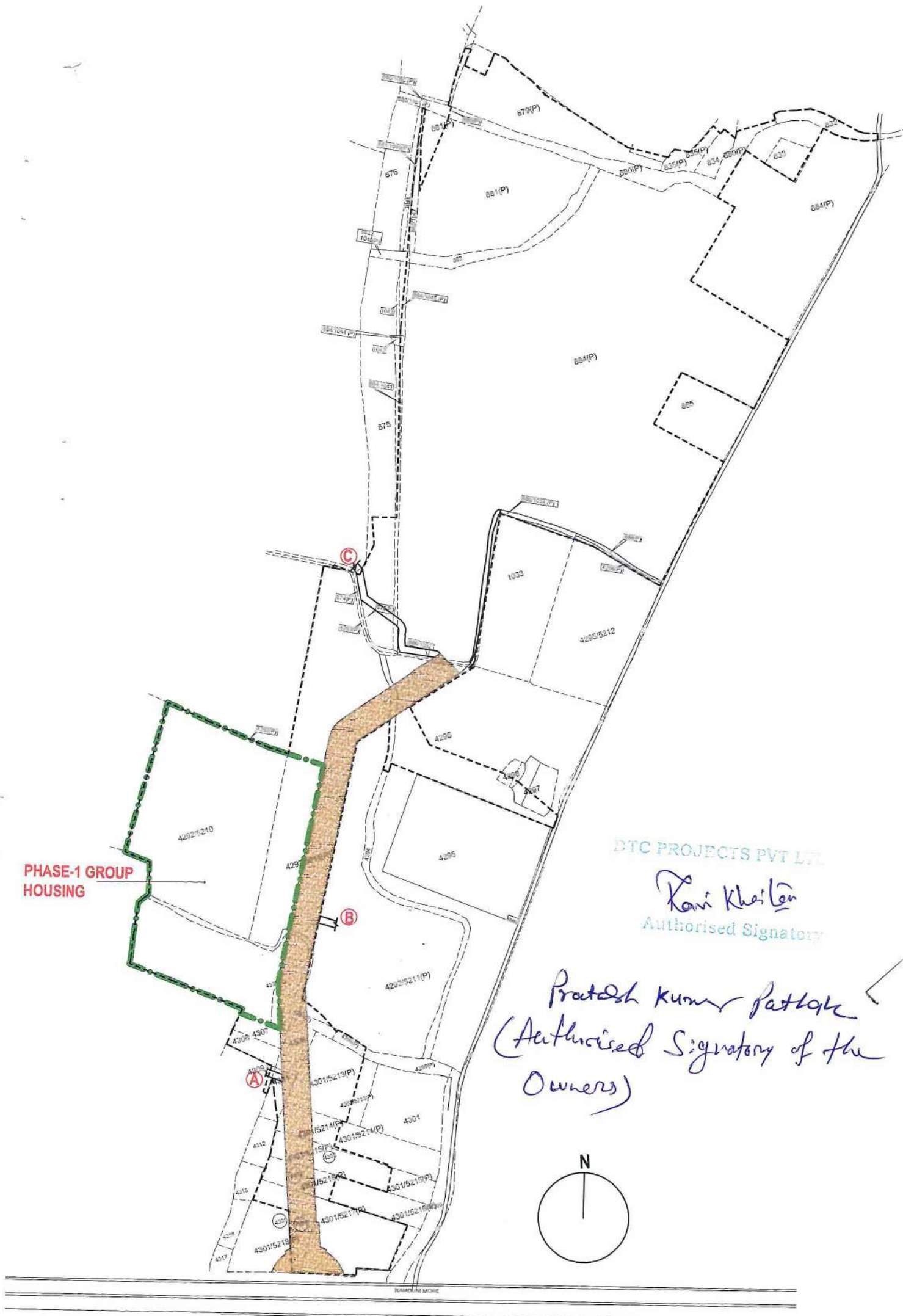
CCS PROJECTS PVT. LTD.

Kai Khasin

Authorised Signatory

Prakash Kumar Patil
(Authorised Signatory of the Owners)





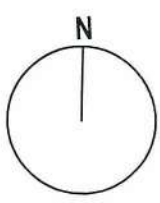
PHASE-1 GROUP HOUSING

DTC PROJECTS PVT LTD

Kari Khaslari

Authorised Signatory

Pratosh Kumar Pattak
(Authorised Signatory of the Owners)



SPECIMEN FORM FOR TEN FINGER PRINTS



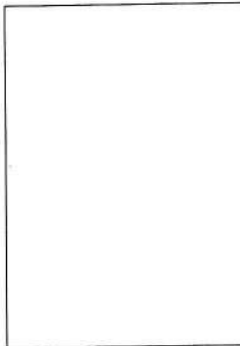
Ravi Khosla

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Prateek Kumar Pathak

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

✓



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
11 FEB 2023



DTC PROJECTS PVT LTD
Kai Kheilam
Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAVI KHAITAN
NIRMAL KUMAR KHAITAN
09/10/1977

Permanent Account Number
ALLPK0522D

Signature

39
1
86028



Ravi Khaitan

भारत सरकार
GOVERNMENT OF INDIA

Ravi Khaitan
Ravi Khaitan
জন্ম বর্ষ / Year of Birth : 1977
পুরুষ / Male

7758 4646 2965

আধার - সাধারণ মানুষের অধিকার

Ravi Khaitan

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O Nirmal Kumar Khaitan,
152-2, Block B Bangur
Avenue, Kolkata, West Bengal,
700055

Address:
S/O Nirmal Kumar Khaitan,
152-2, Block B Bangur Avenue,
Kolkata, Bangur Avenue, West
Bengal, 700055

1947
1800 190 1947

help @ uidai.gov.in

www
www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

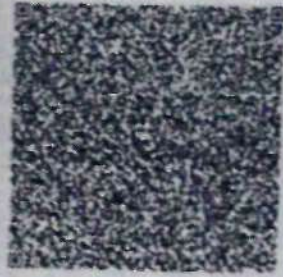


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CDYPP8761Q



नाम / Name
PRATOSH KUMAR PATHAK

पिता का नाम / Father's Name
SUDHIR KUMAR PATHAK

जन्म की तारीख /
Date of Birth
01/03/1977

Pratosh Kumar Pathak
हस्ताक्षर / Signature

26092018

Pratosh Kumar Pathak



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम/ Enrolment No.: 0635/10277/07642

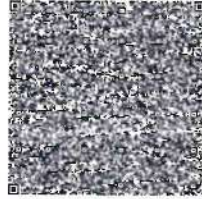
To
 प्रतोश कुमार पाठक
 Pratosh Kumar Pathak
 C/O Sudhir Kumar Pathak
 FL - 3B, 3RD FLOOR
 12/1 MURARI MOHAN MITRA ROAD
 AGARPARA
 Kamarhati (m)
 Kamarhati
 North 24 Parganas West Bengal - 700058
 9123674968

Download Date: 13/09/2018

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आपका आधार क्रमांक / Your Aadhaar No. :

8529 4152 8220

VID : 9106 3583 3223 6117

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



प्रतोश कुमार पाठक
 Pratosh Kumar Pathak
 जन्म तिथि/DOB: 01/03/1977
 पुरुष/ MALE



8529 4152 8220

VID : 9106 3583 3223 6117

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन 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.

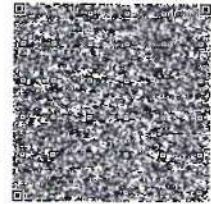
- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता:
 C/O सुधीर कुमार पाठक, एफएल - 3बी, 3आरडी
 फ्लोर/ओआर, 12/1 मुरारी मोहन मित्रा रोड,
 एजीएआरपीएआर, कमरहटी (एम), नॉर्थ 24
 पार्गाना,
 वेस्ट बंगाल - 700058

Address:
 C/O Sudhir Kumar Pathak, FL - 3B, 3RD
 FLOOR, 12/1 MURARI MOHAN MITRA ROAD,
 AGARPARA, Kamarhati (m), North 24
 Parganas,
 West Bengal - 700058



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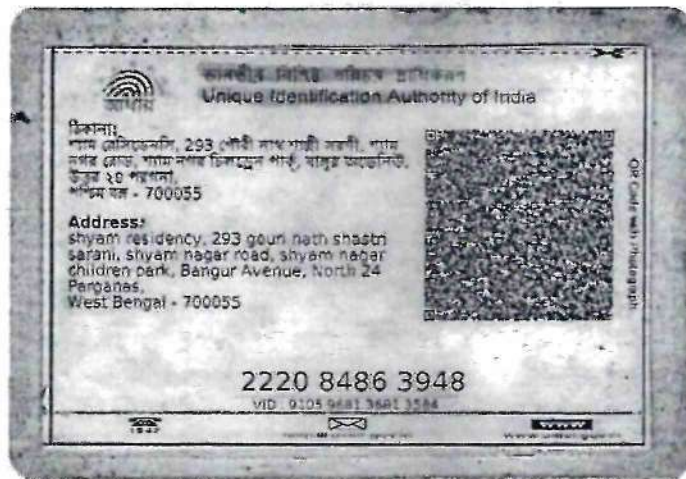
8529 4152 8220

VID : 9106 3583 3223 6117

Pratosh Kumar Pathak



Santosh Agarwal



Major Information of the Deed

Deed No :	I-1902-01793/2023	Date of Registration	11/02/2023
Query No / Year	1902-2000264377/2023	Office where deed is registered	
Query Date	01/02/2023 11:47:54 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DTC Projects Pvt Ltd 1, Netaji Subhas Road, Kolkata-700001, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980848205, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,60,31,592/-]		
Set Forth value	Market Value		
	Rs. 4,15,80,864/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 10,60,421/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4291 (RS :-)	LR-6031	Bastu	Shali	8.53 Dec		7,36,992/-	Width of Approach Road: 25 Ft.,
L2	LR-4327 (RS :-)	LR-6019	Bastu	Shali	118.62 Dec		1,02,48,768/-	Width of Approach Road: 25 Ft.,
L3	LR-4292/5210 (RS :-)	LR-6006	Bastu	Shali	227.03 Dec		1,96,15,392/-	Width of Approach Road: 25 Ft.,
L4	LR-4292/5211 (RS :-)	LR-6007	Bastu	Shali	127.08 Dec		1,09,79,712/-	Width of Approach Road: 25 Ft.,
		TOTAL :			481.26Dec	0 /-	415,80,864 /-	
		Grand Total :			481.26Dec	0 /-	415,80,864 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Aalayam Estates LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: abxxxxx4a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	Avenew Estates LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: ABxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Birchbury Hirise LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Buildnest Complex LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Capitval Realty LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	Cascadus Promoters LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	Denplex Builders LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	Dovimo Builders LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	Flat Deluxe Devcon LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	Half Circle Towers LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	Herringbone Infracon LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	High Sail Promoters LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	Highrealty Promoters LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	Highrex Realtors LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	Homecrown Infraproperties LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

16	Homemover Buildcon LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	Homepad Realtors LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	Homeplan Hirise LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
19	Homeroof Estates LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
20	Homesphere Builders LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
21	Hosthome Builders LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
22	Housebricks Constructors LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
23	Housemover Realtors LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
24	Kingion Builders LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
25	Landbean Developers LLP Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
26	Homerley Developers LLP Kamduni More, North Point School, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
27	Keep Castle Real Estate LLP Kamduni More,, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
28	Lendbury Infraproperties LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
29	Lush Towers LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative







30	Luxeriors Developers LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
31	Moderniva Promoters LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: ABxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
32	Morningvale Developers LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: ABxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
33	Newleigh Developers LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: AAxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
34	Nexovant Estates LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
35	Ninthquarter Promoters LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: AAxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
36	Oakside Realty LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: AAxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
37	Oni Estate LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
38	Primdale Estates LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700153 , PAN No.:: AAxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
39	Ravishing Realty LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: ABxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
40	Regalestate Promoters LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: ABxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
41	Summermead Developers LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: ADxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
42	Sequoia Towers LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: ADxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
43	Strive Developers LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: ADxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

44	Swansgeen Developers LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: ADxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
45	Tusti Infrastructure LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: AAxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
46	Udaya Infrastructure LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
47	Upnveta Builders LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
48	Whichwood Niwas LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
49	Xelva Hirise LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: AAxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
50	Yashila Developers LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: AAxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
51	Nexovant Conclave LLP Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: AAxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
52	Sukhi Nivas Developers LLP 6/1/b, Kumarpara Road, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:-711204 , PAN No.:: AExxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
53	Sweetpalm Realtors LLP 6/1/b, Kumarpara Road, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:-711204 , PAN No.:: AExxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DTC Projects Private Limited 1, Netaji Subhas Road, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Pratosh Kumar Pathak Son of Mr Sudhir Kumar Pathak Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 11/02/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Feb 11 2023 2:03PM</p>	<p>Finger Print</p>  <p>LTI 11/02/2023</p>	<p>Signature</p>  <p>11/02/2023</p>
<p>12/1, M. M. Mitra Road, Flat No: 3B, City:- Khardah, P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CDxxxxxx1Q, Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : Aalayam Estates LLP (as Authorised Signatory), Avenew Estates LLP (as Authorised Signatory), Birchbury Hirise LLP (as Authorised Signatory), Buildnest Complex LLP (as Authorised Signatory), Capitval Realty LLP (as Authorised Signatory), Cascadus Promoters LLP (as Authorised Signatory), Denplex Builders LLP (as Authorised Signatory), Dovimo Builders LLP (as Authorised Signatory), Flat Deluxe Devcon LLP (as Authorised Signatory), Half Circle Towers LLP (as Authorised Signatory), Herringbone Infracon LLP (as Authorised Signatory), High Sail Promoters LLP (as Authorised Signatory), Highrealty Promoters LLP (as Authorised Signatory), Highrex Realtors LLP (as Authorised Signatory), Homecrown Infraproperties LLP (as Authorised Signatory), Homemover Buildcon LLP (as Authorised Signatory), Homepad Realtors LLP (as Authorised Signatory), Homeplan Hirise LLP (as Authorised Signatory), Homeroof Estates LLP (as Authorised Signatory), Homesphere Builders LLP (as Authorised Signatory), Hosthome Builders LLP (as Authorised Signatory), Housebricks Constructors LLP (as Authorised Signatory), Housemover Realtors LLP (as Authorised Signatory), Kingion Builders LLP (as Authorised Signatory), Landbean Developers LLP (as Authorised Signatory), Homerley Developers LLP (as Authorised Signatory), Keep Castle Real Estate LLP (as Authorised Signatory), Lendbury Infraproperties LLP (as Authorised Signatory), Lush Towers LLP (as Authorised Signatory), Luxerior Developers LLP (as Authorised Signatory), Moderniva Promoters LLP (as Authorised Signatory), Morningvale Developers LLP (as Authorised Signatory), Newleigh Devlopers LLP (as Authorised Signatory), Nexovant Estates LLP (as Authorised Signatory), Ninthquarter Promoters LLP (as Authorised Signatory), Oakside Realty LLP (as Authorised Signatory), Oni Estate LLP (as Authorised Signatory), Primdale Estates LLP (as Authorised Signatory), Ravishing Realty LLP (as Authorised Signatory), Regalestate Promoters LLP (as Authorised Signatory), Summermead Developers LLP (as Authorised Signatory), Sequoia Towers LLP (as Authorised Signatory), Strive Developers LLP (as Authorised Signatory), Swansgeen Developers LLP (as Authorised Signatory), Tusti Infrastructure LLP (as Authorised Signatory), Udaya Infrastructure LLP (as Authorised Signatory), Upnveta Builders LLP (as Authorised Signatory), Whichwood Niwas LLP (as Authorised Signatory), Xelva Hirise LLP (as Authorised Signatory), Yashila Developers LLP (as Authorised Signatory), Nexovant Conclave LLP (as Authorised Signatory), Sukhi Nivas Developers LLP (as Authorised Signatory), Sweetpalm Realtors LLP (as Authorised Signatory)</p>				
2	<p>Name</p> <p>Mr Ravi Khaitan (Presentant) Son of Late Nirmal Kumar Khaitan Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 11/02/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Feb 11 2023 2:04PM</p>	<p>Finger Print</p>  <p>LTI 11/02/2023</p>	<p>Signature</p>  <p>11/02/2023</p>

152-2, BANGUR AVENUE, Flat No: 3B, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North
 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business,
 Citizen of: India, , PAN No.:: ALxxxxxx2D, Aadhaar No: 77xxxxxxxx2965 Status : Representative,
 Representative of : DTC Projects Private Limited (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santosh Agarwal Son of Late Motilal Agarwal 1, N.S. Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	11/02/2023	11/02/2023	11/02/2023
Identifier Of Mr Pralosh Kumar Pathak, Mr Ravi Khaitan			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Aalayam Estates LLP	DTC Projects Private Limited-3.9 Dec
2	Homesphere Builders LLP	DTC Projects Private Limited-1.08 Dec
3	Summermead Developers LLP	DTC Projects Private Limited-3.55 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Aalayam Estates LLP	DTC Projects Private Limited-1.55 Dec
2	Half Circle Towers LLP	DTC Projects Private Limited-10 Dec
3	Herringbone Infracon LLP	DTC Projects Private Limited-10 Dec
4	High Sail Promoters LLP	DTC Projects Private Limited-1.55 Dec
5	Highrealty Promoters LLP	DTC Projects Private Limited-10 Dec
6	Highrex Realtors LLP	DTC Projects Private Limited-10 Dec
7	Homecrown Infraproperties LLP	DTC Projects Private Limited-10 Dec
8	Homemover Buildcon LLP	DTC Projects Private Limited-5.53 Dec
9	Landbean Developers LLP	DTC Projects Private Limited-9.9 Dec
10	Keep Castle Real Estate LLP	DTC Projects Private Limited-10 Dec
11	Lendbury Infraproperties LLP	DTC Projects Private Limited-1.22 Dec
12	Lush Towers LLP	DTC Projects Private Limited-9.3 Dec
13	Nexovant Estates LLP	DTC Projects Private Limited-1.55 Dec
14	Oni Estate LLP	DTC Projects Private Limited-9.18 Dec
15	Ravishing Realty LLP	DTC Projects Private Limited-7.3 Dec
16	Tusti Infrastructure LLP	DTC Projects Private Limited-7.6 Dec

17	Sukhi Nivas Developers LLP	DTC Projects Private Limited-3.94 Dec
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Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Birchbury Hirise LLP	DTC Projects Private Limited-3.75 Dec
2	Buildnest Complex LLP	DTC Projects Private Limited-10 Dec
3	Homemover Buildcon LLP	DTC Projects Private Limited-3.75 Dec
4	Homepad Realtors LLP	DTC Projects Private Limited-10 Dec
5	Homeplan Hirise LLP	DTC Projects Private Limited-10 Dec
6	Homeroof Estates LLP	DTC Projects Private Limited-10 Dec
7	Hosthome Builders LLP	DTC Projects Private Limited-10 Dec
8	Housebricks Constructors LLP	DTC Projects Private Limited-9.89 Dec
9	Housemover Realtors LLP	DTC Projects Private Limited-5.49 Dec
10	Kingion Builders LLP	DTC Projects Private Limited-10 Dec
11	Luxerion Developers LLP	DTC Projects Private Limited-9.58 Dec
12	Moderniva Promoters LLP	DTC Projects Private Limited-7.17 Dec
13	Morningvale Developers LLP	DTC Projects Private Limited-9.67 Dec
14	Newleigh Devlopers LLP	DTC Projects Private Limited-8.25 Dec
15	Nexovant Estates LLP	DTC Projects Private Limited-8.19 Dec
16	Ninthquarter Promoters LLP	DTC Projects Private Limited-10 Dec
17	Oakside Realty LLP	DTC Projects Private Limited-10 Dec
18	Primdale Estates LLP	DTC Projects Private Limited-10 Dec
19	Sequoia Towers LLP	DTC Projects Private Limited-10 Dec
20	Strive Developers LLP	DTC Projects Private Limited-10 Dec
21	Swansgeen Developers LLP	DTC Projects Private Limited-10 Dec
22	Upnveta Builders LLP	DTC Projects Private Limited-9.94 Dec
23	Xelva Hirise LLP	DTC Projects Private Limited-10 Dec
24	Yashila Developers LLP	DTC Projects Private Limited-9.53 Dec
25	Nexovant Conclave LLP	DTC Projects Private Limited-10 Dec
26	Sukhi Nivas Developers LLP	DTC Projects Private Limited-1.82 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Avenew Estates LLP	DTC Projects Private Limited-10 Dec
2	Capitval Realty LLP	DTC Projects Private Limited-9.84 Dec
3	Cascadus Promoters LLP	DTC Projects Private Limited-9 Dec
4	Denplex Builders LLP	DTC Projects Private Limited-9.66 Dec
5	Dovimo Builders LLP	DTC Projects Private Limited-10 Dec
6	Flat Deluxe Devcon LLP	DTC Projects Private Limited-10 Dec
7	High Sail Promoters LLP	DTC Projects Private Limited-7.31 Dec
8	Homesphere Builders LLP	DTC Projects Private Limited-8.58 Dec

9	Homerley Developers LLP	DTC Projects Private Limited-10 Dec
10	Regalestate Promoters LLP	DTC Projects Private Limited-10 Dec
11	Udaya Infrastructure LLP	DTC Projects Private Limited-10 Dec
12	Whichwood Niwas LLP	DTC Projects Private Limited-10 Dec
13	Sukhi Nivas Developers LLP	DTC Projects Private Limited-2.69 Dec
14	Sweetpalm Realtors LLP	DTC Projects Private Limited-10 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4291, LR Khatian No:- 6031		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 4327, LR Khatian No:- 6019		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 4292/5210, LR Khatian No:- 6006	Owner:মডার্নিভা প্রোমোটর্স এল.এল.পি, Gurdian:অখোরাইজড সিগনেটরী, Address:ডায়মন্ড হারবার রোড পোঃ -জোকা , Classification:শালি, Area:0.07000000 Acre,	Moderniva Promoters LLP
L4	LR Plot No:- 4292/5211, LR Khatian No:- 6007	Owner:ফ্ল্যাট ডিলাক্স ডেভকন এল.এল.পি, Gurdian:অখোরাইজড সিগনেটরী, Address:নিজ , Classification:শালি, Area:0.10000000 Acre,	Flat Deluxe Devcon LLP

On 11-02-2023

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

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

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

Presented for registration at 13:41 hrs on 11-02-2023, at the Office of the A.R.A. - II KOLKATA by Mr Ravi Khaitan .,

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 4,15,80,864/-

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

Execution is admitted on 11-02-2023 by Mr Pratosh Kumar Pathak, Authorised Signatory, Aalayam Estates LLP (LLP) Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Avenew Estates LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Birchbury Hirise LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Buildnest Complex LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Capitul Realty LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Cascadus Promoters LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Denplex Builders LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Dovimo Builders LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Flat Deluxe Devcon LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Half Circle Towers LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Herringbone Infracon LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, High Sail Promoters LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Highrealty Promoters LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Highrex Realtors LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Homecrown Infraproperties LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Homemover Buildcon LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Homepad Realtors LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Homeplan Hirise LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Homeroof Estates LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Homesphere Builders LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Hosthome Builders LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Housebricks Constructors LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Housemover Realtors LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Kingion Builders LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Landbean Developers LLP (LLP), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Homerley Developers LLP (LLP), Kamduni More, North Point School, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Keep Castle Real Estate LLP (LLP), Kamduni More,, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Lendbury Infraproperties LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Lush Towers LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Luxerrior Developers LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Moderniva Promoters LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135;

Authorised Signatory, Morningvale Developers LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Newleigh Developers LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Nexovant Estates LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Ninthquarter Promoters LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Oakside Realty LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Oni Estate LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Primdale Estates LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700153; Authorised Signatory, Ravishing Realty LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Regalestate Promoters LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Summermead Developers LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Sequoia Towers LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Strive Developers LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Swansgeen Developers LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Tusti Infrastructure LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Udaya Infrastructure LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Upnveta Builders LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Whichwood Niwas LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Xelva Hirise LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Yashila Developers LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Nexovant Conclave LLP (LLP), Kamduni More, City:- , P.O:- Kamduni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Authorised Signatory, Sukhi Nivas Developers LLP (LLP), 6/1/b, Kumarpara Road, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204; Authorised Signatory, Sweetpalm Realtors LLP (LLP), 6/1/b, Kumarpara Road, City:- Not Specified, P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr Santosh Agarwal, , Son of Late Motilal Agarwal, 1, N.S. Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 11-02-2023 by Mr Ravi Khaitan, Authorised Signatory, DTC Projects Private Limited (Private Limited Company), 1, Netaji Subhas Road, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Santosh Agarwal, , Son of Late Motilal Agarwal, 1, N.S. Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,60,421.00/- (B = Rs 10,60,316.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 10,60,337/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2023 12:00AM with Govt. Ref. No: 192022230282489752 on 06-02-2023, Amount Rs: 10,60,337/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90134353 on 06-02-2023, Head of Account 0030-03-104-001-16

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Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,021/-

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1. Stamp: Type: Impressed, Serial no 76099, Amount: Rs.100.00/-, Date of Purchase: 25/01/2023, Vendor name: A BANERJEE

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Handwritten signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 64479 to 64533
being No 190201793 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.02.14 13:30:07 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/02/14 01:30:07 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

*Consent of
all parties*

Dated this 10 day of February 2023

Between

AALAYAM ESTATES LLP & ORS.

And

**DTC PROJECTS PRIVATE
LIMITED**

DEVELOPMENT AGREEMENT

S. Jalan & Co.
Advocates
10, Old Post Office Street,
Kolkata- 700 001