

20186/2023

2-2557/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AP 062044

8/42669/23

1
12-08
25/02/23

Additional Registrar of Assurances-II
Kolkata

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

Additional Registrar
of Assurances II Kolkata

25 FEB 2023

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,

Sl.	Company Name	PAN
1	AAKAV DEVCON PRIVATE LIMITED	AALCA1425F
2	AMAZING RESIDENCY PRIVATE LIMITED	AALCA1423D

76083

25 JAN 2023

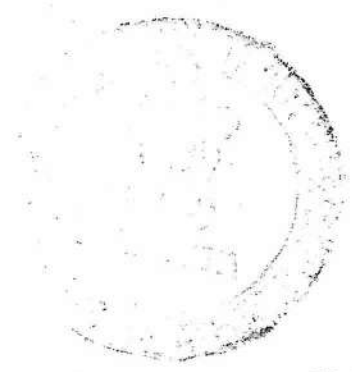
DATE.....
 SOLD TO..... F. CINODIA & CO. LLP
 ADDRESS..... Ground Floor
 6, Church Lane
 Kolkata-700 001
 RS. 25 JAN 2023 100/-

CODE NO. (1057)
 LICENCED NO.
 70 & 20A / 1973

ANJUSHREE BANERJEE
 L. S. VENDOR (G.S.)
 HIGH COURT, KOLKATA-700 001

25 JAN 2023

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3	ANJU PROMOTERS PRIVATE LIMITED	AALCA1556F
4	BEMISHAL PROMOTERS PRIVATE LIMITED	AAFCEB2748E
5	BHAVSAGAR NIWAS PRIVATE LIMITED	AAFCEB2747M
6	BHOOTNATH HOUSING PRIVATE LIMITED	AAFCEB2812B
7	BUTTERFLY ADVISORY SERVICES PRIVATE LIMITED	AADCB7887Q
8	CLOCK TRADEILINK PRIVATE LIMITED	AAECC1608H
9	DASVANI RESIDENCY PRIVATE LIMITED	AAFCD4898K
10	DAYLIGHT DISTRIBUTORS PRIVATE LIMITED	AADCD1723H
11	DESIRE SALES PRIVATE LIMITED	AADCD5984A
12	EVERTIME RESIDENCY PRIVATE LIMITED	AADCE2309N
13	HILMIL INFRACON PRIVATE LIMITED	AADCH0612B
14	HONEYBEE DEVCON PRIVATE LIMITED	AADCH7211E
15	INDRALOKE TRADELINKS PRIVATE LIMITED	AACCI1204P
16	JOTA BUILDERS PRIVATE LIMITED	AACCI9786F
17	KALYANKARI NIWAS PRIVATE LIMITED	AAFCK9616E
18	LAZERJET COMPLEX PRIVATE LIMITED	AACCL9422C
19	LINKVIEW HOUSING PRIVATE LIMITED	AACCL3904B
20	MAHALON CONSTRUCTION PRIVATE LIMITED	AAKCM0487E
21	MOUNTVIEW ADVISORY SERVICES PRIVATE LIMITED	AAGCM0954Q
22	NAMCHI DEVCON PRIVATE LIMITED	AAECN1882A
23	NAVYOG DEVELOPERS PRIVATE LIMITED	AAFCEB0628R
24	OCTAL COMPLEX PRIVATE LIMITED	AACCO2138C
25	OCTAGON TRADELINKS PRIVATE LIMITED	AABCO1747N
26	ORCHID INFRACON PRIVATE LIMITED	AAACO9390G
27	ORCHID REALCON PRIVATE LIMITED	AAACO9595R
28	PANCHLOK REALTORS PRIVATE LIMITED	AAICP3754H
29	PANCHWATI INFRACON PRIVATE LIMITED	AAGCP9164M
30	PANKAJ MANAGEMENT SERVICES PRIVATE LIMITED	AAFCEB0942E
31	PANTHER MANAGEMENT SERVICES PRIVATE LIMITED	AAFCEB0877Q

32	PARROT COMPLEX PRIVATE LIMITED	AAGCP9166K
33	SHRAWAN HIRISE PRIVATE LIMITED	AAWCS3442B
34	SUPERWELL REAL ESTATES PRIVATE LIMITED	AAWCS4665C
35	TRINABH INFRASTRUCTURE PRIVATE LIMITED	AAFCT5595H
36	STREEDOM REAL ESTATE PRIVATE LIMITED	AAWCS3440D

All are Companies within the meaning of the Companies Act, 2013, having their respective registered offices at Diamond Harbour Road, Joka, P. O. – Joka, P. S. – Bishnupur, South 24 Parganas, West Bengal, Pin code – 700 104, represented by its representative Mr. Jitendra Kumar Singh, son of Late Ram Chabila Singh, by religion Hindu, by Occupation – Service, citizen of India, residing at 2, Dakshinpara 3rd Lane, Rishra, P. O. – Morepukur, Hooghly – 712250, having Income Tax Permanent Account No. ENOPS1448K, Aadhaar No. 4353 4807 0521, (hereinafter collectively referred to as “**the Appointors**”) **SEND GREETINGS**

A. The Appointors have purchased ALL THAT the piece or parcel of land measuring about 305.26 decimals which is more or less equal to 3.05 Acres, be the same a little more or less, together with constructions thereon comprised in several Dags in Mouza Matiagacha, J. L. No. 187, Police Station Rajarhat, District North 24 Parganas and morefully described in the **Schedule** hereunder written and hereinafter referred to as “**the said Property**”.

B. The Appointors have granted development rights in respect of the said Property to DTC Projects Private Limited (hereinafter referred to as “**the Developer**”) on the terms and conditions recorded in a Development Agreement dated 10th February, 2023 (hereinafter referred to as “**the Development Agreement**”) registered at the office of the Additional Registrar of Assurances-II, Kolkata in Book No. I, Being No. 190201798 for the year 2023. In terms of the Development Agreement, the Appointors have made the said Property available for the purpose of development. The Developer shall at its own costs develop the said Property and construct new structures thereon in accordance with the plans (“**Building Plans**”) that would be sanctioned and/or revised from time to time by the North 24-Parganas Zilla Parishad (“**Zilla Parishad**”) with specified areas, amenities and facilities to be enjoyed in common (“**New Buildings**”) as per mutually agreed specifications in the manner envisaged in the Development Agreement. The saleable constructed spaces and other rights in the New Buildings (“**Units**”) shall be transferable in favour of the intending buyers (“**Transferees**”).

C. Under the Development Agreement, the Appointors are required to grant a Power of Attorney in favour of the Developer and/or its authorized representatives and this Power of Attorney is being granted in terms thereof for facilitating the development and construction on the said Property as also the marketing and selling the Units and other rights therein in favour of the Transferees without creating any financial or other liability or obligation upon the Appointors. In case any undertaking, assurance or commitment is made, then it shall be the sole responsibility and obligation of the Developer to comply with and discharge the same at its own costs without the Appointors having any financial or other liability, responsibility or obligation. This Power of Attorney shall be co-terminus and co-existent with the Development Agreements relating to the Larger Property or any part thereof including

the Development Agreement and shall accordingly stand terminated automatically upon direct or indirect termination of any of the Development Agreements relating to the Larger Property or any part thereof including the Development Agreement.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that We, the Appointors herein do hereby nominate, constitute and appoint DTC Projects Private Limited, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Netaji Subhas Road, P.S - Hare Street, P.O - G.P.O, Kolkata – 700 001 and Income Tax Permanent Account Number AAECs1016K represented by its Authorised Signatory Ravi Khaitan, son of Nirmal Kumar Khaitan, by religion Hindu, by occupation Businessman, citizen of India, residing at 152-2, Block-B, Bangur Avenue, P. S. – Lake Town, P. O. – Bangur Avenue, Kolkata – 700 055 and having Income Tax Permanent Account Number ALLPK0522D and Aadhaar Number 7758 4646 2965 and hereinafter referred to as “**the said Attorney**” to be our true and lawful Attorney, to act and/or do, perform, exercise and execute or cause to be done, performed, exercised and executed the following acts, deeds, matters and things relating to the said Property and to exercise all or any of the following powers and authorities relating to the Project and/or the development and the marketing and selling the Units and other rights therein in favour of the Transferees by the Developer without creating any financial or other liability or obligation upon the Appointors:

1. To look after, maintain, manage, administer and protect the said Property and the possession thereof and for the said purpose to appear and represent us before government departments, relevant statutory and other authorities, bodies, entities, officers, etc. including the North 24-Parganas Zilla Parishad (“**Zilla Parishad**”), KMDA, etc. (“**Authorities**”) in respect of the said Property and the Project and to take all steps and do all acts, deeds, matters and things as the said Attorney shall think fit and proper.
2. To demolish, erect, construct and/or repair the boundary walls in and around the said Property or any portion thereof.
3. To have the land comprised in the said Property to be surveyed and the soil tested and for the aforesaid purpose to do all other acts deeds and things as may be necessary and/or required.
4. To appear and represent the Appointors before all authorities/ departments including those under the Zilla Parishad for fixation and/or finalisation of the annual valuation/ land revenue of the said Property and/or for getting any pending mutation completed in the names of the Appointors and/or for getting the nature, character and use of the said Property or any portion thereof converted if required for enabling development and construction on the said Property and for that purpose to prepare, sign, execute, submit and file all papers, documents, forms, returns, applications and declarations regarding the same and to do all other acts, deeds and things as may be required.
5. To apply for and obtain, if required, from the relevant authorities under the Urban Land (Ceiling and Regulation) Act, 1976 any permission, clearance,

approval, exemption, no objection and/or declaration in respect of the said Property as may be deemed necessary including for sanction of the Building Plans and enabling construction of New Buildings on the said Property.

6. To apply for and obtain from all Authorities all necessary sanctions, permissions, approvals, clearances, exemptions, consents, no objections, registrations, licences, declarations, etc. (collectively "**Approvals**") relating to the said Property or any portion thereof and/or required for the Project including the development, construction and/or marketing and selling the Units and other rights therein in favour of the Transferees.
7. To make, prepare, sign, submit, apply for, obtain and get sanctioned and/or approved from the Zilla Parishad and/or any other concerned Authority the Building Plans for construction of the New Buildings and/or fresh, modified or revised plans in respect of the said Property or any portion thereof as also to apply for regularization/approval of any deviations/modifications thereof and for the said purpose to prepare and make applications and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to sanction and/or modifications and/or revision of plans as aforesaid and/or ancillary and/or incidental thereto and to present, submit and/or deliver the same or any of them to the Zilla Parishad and/or to other concerned authority or body as may be deemed necessary by the said Attorney and to appear before any of the authorities and to fully and effectually represent the Appointors in all matters and proceedings relating to the above.
8. To make, prepare, sign, submit, apply for, obtain and get registered and/or approved the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and for the said purpose to prepare and make applications and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to registration and/or approval and/or extension of registration of the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and/or ancillary and/or incidental thereto and to appear before any of the authorities and to fully and effectually represent the Appointors in all matters and proceedings relating to the above.
9. To deposit and/or pay sanction and/or other fees, charges, expenses, etc. relating to the said Property and/or the Project to any authority or body including the Zilla Parishad and to withdraw fees and documents and receive refund of the excess amount, if any, paid to such authority or body and to give valid receipts and discharges thereof.

10. To appoint Engineers, Architects, Surveyors, Contractors, Sub-Contractors and other Consultants, etc. for the Project as the said Attorney shall think fit and proper and to make payment of their fees and charges.
11. To apply for and obtain quotas, entitlements and other allocations, permissions, licences, etc for cement, steel, bricks and other building materials and inputs and facilities/equipment required for the construction of the New Buildings.
12. To take all steps and to do all acts, deeds, matters and things that may be necessary or required for enabling the Developer to obtain the Approvals and to construct and complete the New Buildings and to market and sale the Units and other rights therein in favour of the Transferees in terms of the Development Agreement.
13. To demolish the existing building and other structures at the said Property and to remove and dispose of the materials/debris/salvage and to construct and complete the New Buildings and to apply for regularization/approval of any deviations/modifications and to apply for and obtain Partial and/or Full Completion/Occupation Certificate and to take all steps regarding the above.
14. To take all steps for development on the said Property, for construction and completion of the New Buildings thereon, for marketing, sales and transfer of the Units and other rights therein in favour of the Transferees in terms of the Development Agreement including any addition, amendment, modification and/or alteration thereof.
15. To apply for and obtain all necessary Approvals and connections (temporary or permanent) from the Authorities relating to the said Property or any portion thereof including those relating to electricity, sewerage, drainage, water, telephone, gas, lift and other utility connections/facilities from the respective relevant authorities and/or for making alterations therein and for the said purposes to appear and represent the Appointors and to do and perform all acts, deeds, matters and things and to prepare, sign, execute, verify, affirm and submit all maps, plans, applications, letters, communications, documents, petitions, affidavits, papers and writings as may be deemed necessary by the said Attorney from time to time.
16. To appear and represent the Appointors before the Zilla Parishad, Building Tribunal and other authorities concerned regarding any notice received or served in respect of the said Property and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and papers and to appear and make representation before the authorities concerned.
17. To appear and represent the Appointors relating to the said Property and/or the Project before all Authorities including the Zilla Parishad (including its Survey, Drainage, Water and other Departments), Kolkata Metropolitan Development Authority, Fire Services Department, Police Authorities, CESC/WBSEDCL etc. and for such purposes to sign, execute and submit necessary papers and

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

18. To make payment of all rates, taxes, revenues, statutory dues, charges, expenses and other outgoings whatsoever payable in respect of the said Property or any part thereof to the Zilla Parishad and/or any other authority or authorities and for that purpose to sign execute and submit all papers, statements, etc. as may be required.
19. To appear and represent the Appointors relating to the said Property before the Authorities including the concerned departments and officers of the Zilla Parishad for all purposes relating to the said Property including for getting the Units in the New Buildings separately assessed and/or mutated in the names of the Transferees and for fixation, finalization, revaluation and/or assessment of the annual valuation of the said Property and/or any portion thereof and/or the New Buildings and/or the Units therein and/or the municipal taxes and/or land revenue payable regarding the same at any time hereafter and for such purposes to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
20. To accept receive sign and acknowledge all notices and service of papers/summons from any Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels, etc. relating to the said Property.
21. To sign, execute, enter into, modify, cancel, alter, draw, approve, rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, assignment deeds, transfer deeds, nominations, assignments, rectifications, declarations, affidavits, applications and other documents relating to sanction of Building Plans, construction of the New Buildings and sale/transfer of all saleable spaces in the New Buildings or any portion thereof in favour of the Transferees in terms of the Development Agreement.
22. To deal with and / or dispose of all saleable spaces in the New Buildings or any portion thereof in any manner whatsoever and to take all steps for transfer of all saleable spaces in the New Buildings including the undivided proportionate share in land in respect thereof in favour of the Transferees in accordance with the terms and conditions recorded in the Development Agreement.
23. To ask, demand, sue for, receive, recover, realize and collect all money or monies that may be receivable as and by way of sale considerations, advances, part payments, construction costs, deposits, payments, compensations, interests, damages, electricity charges, municipal rates and taxes, service and maintenance charges and all other sum or sums relating to or on account of all or any of saleable spaces in the New Buildings which are or may be due or payable by or recoverable from any person or persons or authority or authorities relating to or on account of all or any of saleable spaces in the New Buildings including in respect of the undivided proportionate share in land in respect thereof by getting

cheques / demand drafts / pay orders issued by the Transferees directly in the name of the Developer and/or receiving cash and making over the same to the Developer who shall deal with the same in the manner contained in Development Agreement.

24. To issue and deliver valid and effectual receipts and discharges for all monies and consideration in respect of all saleable spaces in the New Buildings and to make over all such monies and consideration to the Developer.
25. To join in as party, sign, execute and if necessary, register all agreements and deeds for sale, transfer and/or disposal of the Units in the New Buildings and confirming thereunder the rights and entitlements of the Developer under the Development Agreement, including Agreements for Sale/Transfer and Deeds of Conveyance/Transfer relating to all saleable spaces in the New Buildings or any portion thereof and the undivided proportionate share in land in respect thereof in favour of the Transferees, and for such purpose to appear before the relevant authorities having jurisdiction including the Notary Public, Registrar, District Registrar, Sub-Registrar, Joint Sub-Registrar, Registrar of Assurances, and to appear and represent the Appointors before the said authorities at all times as may be necessary and to present documents and to admit the execution of the said agreement and deeds, documents as well as to admit the receipt of consideration and to take all necessary steps to do all necessary acts, deeds, matters and things including preparing, filling up, completing, signing and submitting all papers, documents, forms, declarations, statements, memo of consideration and writings to be submitted at the time of registration of the said agreements and deeds which may be required for fully, properly and effectually selling, transferring conveying or otherwise disposing of all saleable spaces in the New Buildings with undivided proportionate share in land in favour of the Transferees and for getting the relevant deeds and, agreements in respect thereof duly and properly registered under the Indian Registration Act, 1908, if necessary.
26. To enforce any term, condition, covenant, indemnity, liability and/or obligation contained in any Agreement, Deed of Conveyance/transfer, or any other deeds or documents executed by the Appointors or by the said Attorney by virtue of the powers hereby conferred and to exercise all rights and entitlements thereunder.
27. To terminate at the directions of the Developer any of the aforesaid contracts or agreements with any person or persons in relation to construction, marketing and sale of the Project and to deal with the relevant spaces and rights of such person or persons in such manner as the Developer may deem fit and proper.
28. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain, appoint and employ Advocates, Solicitors, lawyers, etc. relating to the said Property and/or the Project and to pay their fees and costs.

29. To pay, incur and deposit such sum or sums of money for any of the purposes mentioned herein relating to the said Property as the said Attorney may deem fit and proper including Court fees, stamp and registration fees, other fees etc., and to receive refunds thereof and to grant valid receipts and discharges in respect thereof.
30. For all or any of the purposes hereinbefore stated to appear and fully represent the Appointors in relation to the said Property and/or any portion thereof before all concerned authorities and officials, Central and State Government Departments and/or its officers and also all other State Executive Judicial or Quasi Judicial, Municipal and other authorities bodies or persons and also all Courts, Magistrates and Tribunals having jurisdiction and to sign, execute and submit all papers, deeds, agreements, declarations, maps, plans, documents etc. relating to the said Property.
31. For all and/or any of the purposes mentioned and/or intended herein, to sign, execute, verify and/or affirm all maps, plans, applications, letters, communications, undertakings, indemnities, declarations, assurances, agreements, deeds, documents, papers, writings and pleadings as may be deemed necessary by the said Attorney.
32. For all or any of the purposes mentioned and/or intended herein, to represent the Appointors and to do all acts, deeds, things and matters concerning or connected with or touching or relating to the same and/or the said Property and/or the Project and/or ancillary and/or incidental thereto.

AND it is expressly made clear that the terms that have not been defined herein shall have the same meaning as defined in the Development Agreement.

AND it is further made clear that the powers and authorities hereby given and granted to and conferred upon our said Attorney shall be available for exercise and may be exercised by any director, officer or authorized representative of the said Attorney who may be authorized by its Directors from time to time.

AND notwithstanding anything to the contrary contained in the Development Agreement and/or this Power of Attorney, it is expressly made clear that the respective responsibilities, obligations and rights of the Appointors (in their capacity as the owners of the said Property) and the Developer shall continue to be as per the Development Agreement which shall override anything to the contrary contained herein and this Power of Attorney shall not under any circumstance be treated as or deemed as modification or amendment of the Development Agreement.

AND notwithstanding anything to the contrary contained in the Development Agreement and/or this Power of Attorney, it is expressly made clear that the Appointors shall not be named as promoters or developers in the applications relating to development and construction including the registrations under RERA and that the Appointors shall neither be required to be parties to any registrations under the RERA

or to sign any documents regarding RERA nor have any liability or responsibility whatsoever regarding the same.

AND notwithstanding anything to the contrary contained in the Development Agreement and/or this Power of Attorney, it is expressly made clear that in case any undertaking, assurance or commitment is made, then it shall be the sole responsibility and obligation of the Developer to comply with and discharge the same at its own costs without the Appointors having any financial or other liability, responsibility or obligation.

AND notwithstanding anything to the contrary contained in the Development Agreement and/or this Power of Attorney, it is expressly made clear that this Power of Attorney shall be co-terminus and co-existent with the Development Agreements relating to the Larger Property or any part thereof including the Development Agreement and shall accordingly stand terminated automatically upon direct or indirect termination of any of the Development Agreements relating to the Larger Property or any part thereof including the Development Agreement.

AND notwithstanding anything to the contrary contained in the Development Agreement and/or this Power of Attorney, it is expressly made clear that anything done by the said Attorney after the date of automatic termination shall be void, invalid and not binding on the Appointors or anyone else.

AND we do hereby ratify and confirm and agree and undertake to ratify and confirm all the acts, deeds, matters, things, powers and authorities that the said Attorney shall lawfully do, execute, perform and/or exercise or cause to be done, executed, performed and/or exercised by virtue of these presents and/or in exercise of the powers and authorities hereunder conferred upon and/or intended in favour of the said Attorney and the same shall be binding upon us in the same manner as if the same were done by us.

AND the said Attorney has accepted the powers and authorities conferred on it by these presents and in acknowledgement thereof has signed at the end of these presents.

THE SCHEDULE ABOVE REFERRED TO:
(Said Property)

ALL THAT the piece or parcel of land measuring about 305.26 decimals which is more or less equal to 3.05 Acres, be the same a little more or less, comprised in the following Dags in Mouza Matiagacha, J. L. No. 187, Police Station Rajarhat, within the limits of Kiritipur-II Gram Panchayat, District North 24 Parganas, Pin code-700135:

Dag No.	Khaitan No.	Company Name	Area (Satak)
4291	5866	Octagon Tradelinks Pvt Ltd	0.43
4291	5944	Streedom Real Estate Pvt Ltd	3.40

4327	5902	Linkview Housing Pvt Ltd.	8.50
4327	5946	Panchlok Realtors Pvt Ltd	10.00
4327	5951	Trinabh Infrastructures Pvt Ltd	10.00
4327	5952	Octal Complex Pvt Ltd	10.00
4327	5953	Kalyankari Niwas Pvt Ltd	6.55
4327	5964	Panther Management Pvt Ltd	10.00
4327	5966	Dasvani Residency Pvt Ltd	6.95
4327	6493	Kalyankari Niwas Pvt Ltd	4.30
4327	6754	Navyog Developers Pvt Ltd	3.17
4292/5210	5833	ShrawanHirise Pvt Ltd	4.61
4292/5210	5835	Orchid Infracon Pvt Ltd	10.00
4292/5210	5837	Pankaj Management Pvt Ltd	2.43
4292/5210	5838	Orchid Realcon Pvt Ltd	10.00
4292/5210	5864	Superwell Real Estates Pvt Ltd	3.28
4292/5210	5872	Desire Sales Pvt Ltd	10.00
4292/5210	5879	Panakaj Management Pvt Ltd	5.00
4292/5210	5881	PanchwatiInfracon Pvt Ltd	1.31
4292/5210	5891	AakavDevcon Pvt Ltd	10.00
4292/5210	5892	Amazing Residency Pvt Ltd	10.00
4292/5210	5894	Anju Promoters Pvt Ltd	10.00
4292/5210	5901	Bemishal Promoters Pvt Ltd	10.00
4292/5210	5918	Bhavsagar Niwas Pvt Ltd	10.00
4292/5210	5919	Daylight Distributors Pvt Ltd	10.00
4292/5210	5940	Evertime Residency Pvt Ltd	10.00
4292/5210	5942	IndralokeTradelinks Pvt Ltd	10.00
4292/5210	5947	Mountview Advisory Services Pvt Ltd	5.57
4292/5210	5949	Lazerjet Complex Pvt Ltd	5.77
4292/5210	5950	Lazerjet Complex Pvt Ltd	2.07
4292/5210	5957	Mahalon Constructions Pvt Ltd	10.00
4292/5210	5958	Bhootnath Housing Pvt Ltd	10.00
4292/5210	5960	Parrot Complex Pvt Ltd	10.00
4292/5210	5961	Clock Tradeilink Pvt Ltd	10.00
4292/5210	5962	Honeybee Devcon Pvt Ltd	10.00
4292/5210	5963	HilmilInfracon Pvt Ltd	10.00
4292/5210	5965	Mountview Advisory Pvt Ltd	4.43
4292/5210	5967	Butterfly Advisory Pvt Ltd	10.00
4292/5210	5968	Jota Builders Pvt Ltd	10.00
4292/5210	6754	Navyog Developers Pvt Ltd	1.43
4292/5210		NamchiDevcon Pvt Ltd	3.94
4292/5211	6754	Navyog Developers Pvt Ltd	2.12
			305.26

IN WITNESS WHEREOF the Appointors have executed these presents this
25th day of February, two thousand and twenty three.

Jitendra Kr Singh
Jitendra Kumar Singh
(Authorised Signatory of all
Appointors)

APPOINTORS

DTC PROJECTS (P) LTD

Karishma
Authorized Signatory

ATTORNEY

Witnesses:

Signature Arun Thapa Chetani
Name Arun Thapa Chetani
Father's Name P. G. Thapa Chetani
Address 1, N.S. Road,
Kolkata - 700001

Signature Soham Basu
Name Soham Basu
Father's Name Sudarsan Basu
Address 360C, P.T. Road
Kol - 700041

Drafted by :

Silash Mukherjee, Advocate
WB 15/6/2013 Atga Court at Calcutta

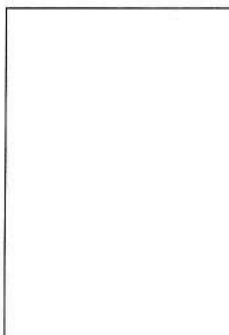
SPECIMEN FORM FOR TEN FINGER PRINTS



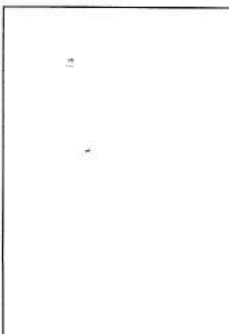
<i>Kaiz Khaitan</i>	Left Finger					
	Right Finger					



<i>Intendee Kr Singh</i>	Left Finger					
	Right Finger					

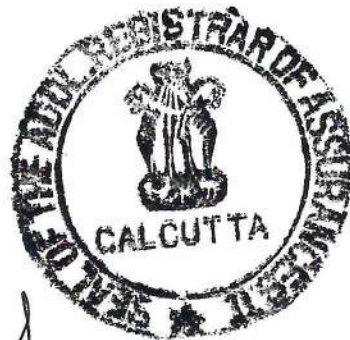


	Left Finger					
	Right Finger					



	Left Finger					
	Right Finger					





ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
25 FEB 2023

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DTC PROJECTS PRIVATE LIMITED

09/01/1995
Permanent Account Number
AAECS1016K

Signature



DTC PROJECTS (P) LTD
Kai Khai
Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAVI KHAITAN
NIRMAL KUMAR KHAITAN
09/10/1977

Permanent Account Number
ALLPK0522D

39
1
86028

Ravi Khaitan
Signature



Ravi Khaitan


भारत सरकार
GOVERNMENT OF INDIA




Ravi Khaitan
Ravi Khaitan
জন্ম সাল / 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 180 1947



help@uidai.gov.in



www.uidai.gov.in



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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ENOPS1448K



नाम / Name
JITENDRA KUMAR SINGH

पिता का नाम / Father's Name
RAM CHABILA SINGH

जन्म की तारीख /
Date of Birth
02/11/1980

Jitendra K. Singh
हस्ताक्षर / Signature

21052019

Jitendra K. Singh



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

Enrolment No.: 1193/63022/03157

To: Jitendra Kumar Singh
 S/O Shri Ramchandra Singh
 2 No. Dakshin Para 3rd Lane
 Rishra
 Hugli
 West Bengal - 712250
 Mobile - 9874497340

Date: 07/11/2011

Ref. No: 0000851-00160681-00183333-Morepukur



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आधार - आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



Jitendra Kumar Singh
 Year of Birth: 1980
 Male

4353 4807 0521



आधार - आम आदमी का अधिकार

Jitendra Kr. Singh
Jitendra Kr. Singh

ভারত সরকার
Government of India



নাম/নাম/নাম
Santosh Agarwal
জন্ম/DOB: 21/06/1969
পুরুষ/MALE



2220 8486 3948

VID - 9105 9681 3681 3584

আমার আমার, আমার পরিচয়

ভারতীয় পরিচয় পরিষদ
Unique Identification Authority of India



ঠিকানা:
শ্যাম রেসিডেন্সি, 293 গৌন নাথ শাস্ত্রী সরণী, শ্যাম
নগর রোড, শ্যাম নগর চিলড্রেন পার্ক, বাঙ্গুর অভিনেত্রী,
উত্তর ২৪ পরগনা,
পশ্চিমবঙ্গ - 700055



2220 8486 3948

VID - 9105 9681 3681 3584

QR Code with Photograph

Major Information of the Deed

Deed No :	I-1902-02557/2023	Date of Registration	25/02/2023
Query No / Year	1902-8000426669/2023	Office where deed is registered	
Query Date	16/02/2023 3:57:49 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DTC PROJECTS PVT LTD NETAJI SUBHAS ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003511969, Status :Attorney of Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 2,63,74,464/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 101/- (Article:E, E, M(a))		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190201798/2023		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4291	LR-5866	Bastu	Shali	3.83 Dec		3,30,912/-	Width of Approach Road: 25 Ft., , Project Name :
L2	LR-4327	LR-5902	Bastu	Shali	69.47 Dec		60,02,208/-	Width of Approach Road: 25 Ft., , Project Name :
L3	LR-4292/5210	LR-5833	Bastu	Shali	229.84 Dec		1,98,58,176/-	Width of Approach Road: 25 Ft., , Project Name :
L4	LR-4292/5211	LR-6754	Bastu	Shali	2.12 Dec		1,83,168/-	Width of Approach Road: 25 Ft., , Project Name :
		TOTAL :			305.26Dec			
		Grand Total :			305.26Dec	0 /-	263,74,464 /-	
					305.26Dec	0 /-	263,74,464 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Aakav Devcon Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

2	Amazing Residency Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
3	Anju Promoters Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx6F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
4	Bemishal Promoters Private Limited Diamond Harobour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx8E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
5	Bhavsagar Niwas Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx7M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
6	Bhootnath Housing Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx2B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
7	Butterfly Advisory Services Private Limited Diamond Harour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx7Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
8	Clock Tradeilink Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx8H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
9	Dasvani Residency Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx8K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
10	Daylight Distributors Private Limited 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, Status :Organization, Executed by: Representative
11	Desire Sales Private Limited 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, Status :Organization, Executed by: Representative
12	Evertime Residency Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx9N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
13	Hilmil Infracon Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx2B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
14	Honeybee Devcon Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
15	Indraloke Tradelinks Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



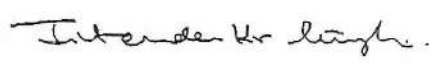
16	Jota Builders Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx6F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
17	Kalyankari Niwas Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx6E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
18	Lazerjet Complex Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
19	Linkview Housing Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
20	Mahalon Construction Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx7E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
21	Mountview Advisory Services Private Limited 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, Status :Organization, Executed by: Representative, Executed by: Representative
22	Namchi Devcon Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
23	Navyog Developers Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
24	Octal Complex Private Limited 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, Status :Organization, Executed by: Representative, Executed by: Representative
25	Octagon Tradelinks Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
26	Orchid Infracon Private Limited Diamond Harbur Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
27	Orchid Realcon Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
28	Panchlok Realtors Private Limited 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, Status :Organization, Executed by: Representative, Executed by: Representative
29	Panchwati Infracon Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx4M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

30	Pankaj Management Services Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxx2E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
31	Panther Management Services Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxx7Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
32	Parrot Complex Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxx6K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
33	Shrawan Hirise Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxx2B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
34	Superwell Real Estates Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxx5C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
35	Trinabh Infrastructure Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxx5H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
36	Stredom Real Estate Private Limited Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxx0D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :


SI 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.:: AAxxxxx6K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Jitendra Kumar Singh Son of Late Ram Chabila Singh Date of Execution - 25/02/2023, , Admitted by: Self, Date of Admission: 25/02/2023, Place of Admission of Execution: Office	Photo  Feb 25 2023 3:15PM	Finger Print  LTI 25/02/2023	Signature  25/02/2023



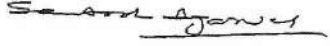
2, Dakshinpara 3rd Lane, City:- Rishra, P.O:- Rishra, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENxxxxx8K, Aadhaar No: 43xxxxxxx0521 Status : Representative, Representative of : Aakav Devcon Private Limited (as Authorised Signatory), Amazing Residency Private Limited (as Authorised Signatory), Anju Promoters Private Limited (as Authorised Signatory), Bemishal Promoters Private Limited (as Authorised Signatory), Bhavsagar Niwas Private Limited (as Authorised Signatory), Bhoonath Housing Private Limited (as Authorised Signatory), Butterfly Advisory Services Private Limited (as Authorised Signatory), Clock Tradeilink Private Limited (as Authorised Signatory), Dasvani Residency Private Limited (as Authorised Signatory), Daylight Distributors Private Limited (as Authorised Signatory), Desire Sales Private Limited (as Authorised Signatory), Evertime Residency Private Limited (as Authorised Signatory), Hilmil Infracon Private Limited (as Authorised Signatory), Honeybee Devcon Private Limited (as Authorised Signatory), Indraloke Tradelinks Private Limited (as Authorised Signatory), Jota Builders Private Limited (as Authorised Signatory), Kalyankari Niwas Private Limited (as Authorised Signatory), Lazerjet Complex Private Limited (as Authorised Signatory), Linkview Housing Private Limited (as Authorised Signatory), Mahalon Construction Private Limited (as Authorised Signatory), Mountview Advisory Services Private Limited (as Authorised Signatory), Namchi Devcon Private Limited (as Authorised Signatory), Navyog Developers Private Limited (as Authorised Signatory), Octal Complex Private Limited (as Authorised Signatory), Octagon Tradelinks Private Limited (as Authorised Signatory), Orchid Infracon Private Limited (as Authorised Signatory), Orchid Realcon Private Limited (as Authorised Signatory), Panchlok Realtors Private Limited (as Authorised Signatory), Panchwati Infracon Private Limited (as Authorised Signatory), Pankaj Management Services Private Limited (as Authorised Signatory), Panther Management Services Private Limited (as Authorised Signatory), Parrot Complex Private Limited (as Authorised Signatory), Shrawan Hirise Private Limited (as Authorised Signatory), Superwell Real Estates Private Limited (as Authorised Signatory), Trinabh Infrastructure Private Limited (as Authorised Signatory), Streedom Real Estate Private Limited (as Authorised Signatory)

2

Name	Photo	Finger Print	Signature
Mr Ravi Khaitan (Presentant) Son of Mr Nirmal Kumar Khaitan Date of Execution - 25/02/2023, , Admitted by: Self, Date of Admission: 25/02/2023, Place of Admission of Execution: Office	 Feb 25 2023 3:14PM	 LTI 25/02/2023	 25/02/2023

152-2, Bangur Avenue, Block/Sector: B, 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: 77xxxxxxx2965 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 61, N S Road, City:- , P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 25/02/2023	 25/02/2023	 25/02/2023
Identifier Of Mr Jitendra Kumar Singh, Mr Ravi Khaitan			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Octagon Tradelinks Private Limited	DTC Projects Private Limited-0.43 Dec
2	Streedom Real Estate Private Limited	DTC Projects Private Limited-3.4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Dasvani Residency Private Limited	DTC Projects Private Limited-6.95 Dec
2	Kalyankari Niwas Private Limited	DTC Projects Private Limited-10.85 Dec
3	Linkview Housing Private Limited	DTC Projects Private Limited-8.5 Dec
4	Navyog Developers Private Limited	DTC Projects Private Limited-3.17 Dec
5	Octal Complex Private Limited	DTC Projects Private Limited-10 Dec
6	Panchlok Realtors Private Limited	DTC Projects Private Limited-10 Dec
7	Panther Management Services Private Limited	DTC Projects Private Limited-10 Dec
8	Trinabh Infrastructure Private Limited	DTC Projects Private Limited-10 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Aakav Devcon Private Limited	DTC Projects Private Limited-10 Dec
2	Amazing Residency Private Limited	DTC Projects Private Limited-10 Dec
3	Anju Promoters Private Limited	DTC Projects Private Limited-10 Dec
4	Bemishal Promoters Private Limited	DTC Projects Private Limited-10 Dec
5	Bhavsagar Niwas Private Limited	DTC Projects Private Limited-10 Dec
6	Bhootnath Housing Private Limited	DTC Projects Private Limited-10 Dec
7	Butterfly Advisory Services Private Limited	DTC Projects Private Limited-10 Dec
8	Clock Tradeilink Private Limited	DTC Projects Private Limited-10 Dec
9	Daylight Distributors Private Limited	DTC Projects Private Limited-10 Dec
10	Desire Sales Private Limited	DTC Projects Private Limited-10 Dec
11	Evertime Residency Private Limited	DTC Projects Private Limited-10 Dec
12	Hilmil Infracon Private Limited	DTC Projects Private Limited-10 Dec
13	Honeybee Devcon Private Limited	DTC Projects Private Limited-10 Dec

14	Indraloke Tradelinks Private Limited	DTC Projects Private Limited-10 Dec
15	Jota Builders Private Limited	DTC Projects Private Limited-10 Dec
16	Lazerjet Complex Private Limited	DTC Projects Private Limited-7.84 Dec
17	Mahalon Construction Private Limited	DTC Projects Private Limited-10 Dec
18	Mountview Advisory Services Private Limited	DTC Projects Private Limited-10 Dec
19	Namchi Devcon Private Limited	DTC Projects Private Limited-3.94 Dec
20	Navyog Developers Private Limited	DTC Projects Private Limited-1.43 Dec
21	Orchid Infracon Private Limited	DTC Projects Private Limited-10 Dec
22	Orchid Realcon Private Limited	DTC Projects Private Limited-10 Dec
23	Panchwati Infracon Private Limited	DTC Projects Private Limited-1.31 Dec
24	Pankaj Management Services Private Limited	DTC Projects Private Limited-7.43 Dec
25	Parrot Complex Private Limited	DTC Projects Private Limited-10 Dec
26	Shrawan Hirise Private Limited	DTC Projects Private Limited-4.61 Dec
27	Superwell Real Estates Private Limited	DTC Projects Private Limited-3.28 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Navyog Developers Private Limited	DTC Projects Private Limited-2.12 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, 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:- 5866	Owner:অষ্টাগল টেডলিংকস্ প্রাঃ লিঃ , Gurdian:অখারাইজ সিগনেটরি, Address:ডায়মন্ড হারবার রোড বিষ্ণুপুর দঃ চক্ৰিশ পরগলা , Classification:বাঁধ, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 4327, LR Khatian No:- 5902	Owner:মেসার্স লিংকভিউ হাউজিং প্রাঃ লিঃ , Gurdian:অখারাইজ সিগনেটরি, Address:ডায়মন্ড হারবার রোড বিষ্ণুপুর দঃ চক্ৰিশ পরগলা , Classification:শালি, Area:0.08000000 Acre,	Owner Name not selected by applicant.

L3	LR Plot No:- 4292/5210, LR Khatian No:- 5833	Owner:নেদার্স শ্রামাল হাই রাইজ প্রাইভেট লিমিটেড, Gurdian:অখোরাইজড সিগনেটরী, Address:ডায়মন্ড হারবার রোড পোঃ -জোকা , Classification:শালি, Area:0.04600000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 4292/5211, LR Khatian No:- 6754	Owner:নান্দমোগ ডেভেলপার্স গ্রা: লিঃ, Gurdian:পক্ষে অখোরাইজড সিগনেটরি, Address:নিজ , Classification:শালি, Area:0.02120000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190202557 / 2023

On 16-02-2023

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 2,63,74,464/-

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 25-02-2023

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 14:30 hrs on 25-02-2023, at the Office of the A.R.A. - II KOLKATA by Mr Ravi Khaitan ,.

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

Execution is admitted on 25-02-2023 by Mr Jitendra Kumar Singh, Authorised Signator, Amazing Residency Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Aakav Devcon Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Anju Promoters Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Bemishal Promoters Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Bhootnath Housing Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Bhavsagar Niwas Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Bhootnath Housing Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Butterfly Advisory Services Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Clock Tradelink Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Dasvani Residency Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Daylight Distributors Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Desire Sales Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Evertime Residency Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Hilmil Infracon Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Honeybee Devcon Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Indraloke Tradelinks Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Jota Builders Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Kalyankari Niwas Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Lazerjet Complex Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Linkview Housing Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Mahalon Construction Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Mountview Advisory Services Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Namchi Devcon Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Navyog Developers Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Octal Complex Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Octagon Tradelinks Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Orchid, Infracon Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Orchid Realcon Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Panchlok Realtors Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Panchwati Infracon Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Pankaj Management Services Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Panther Management Services Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Parrot Complex Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Shrawan Hirise Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Superwell Real Estates Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Trinabh Infrastructure Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Streedom Real Estate Private Limited, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr Santosh Agarwal, , , Son of Late Motilal Agarwal, 61, N S Road, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-02-2023 by Mr Ravi Khaitan, Authorised Signatory, 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

Identified by Mr Santosh Agarwal, , Son of Late Motilal Agarwal, 61, N S Road, P.O: GPO, Thana: Hare Street, , 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 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

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 76083, Amount: Rs.100.00/-, Date of Purchase: 25/01/2023, Vendor name: A BANERJEE

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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 87886 to 87912
being No 190202557 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.03.01 11:46:38 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 2023/03/01 11:46:38 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 25th DAY OF February, 2023

FROM

AAKAV DEVCON PRIVATE LIMITED &
ORS.

TO

DTC PROJECTS PRIVATE LIMITED

POWER OF ATTORNEY

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