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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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AP 078636

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11/02/23

Additional Registrar of Assurances-24
Kolkata

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

Additional Registrar
of Assurances II Kolkata

13 FEB 2023

DEVELOPMENT POWER OF ATTORNEY

1. Date: 11-02-2023

2. Nature of Document: POWER OF ATTORNEY FOR
DEVELOPMENT OF PROPERTY IN FAVOUR OF DEVELOPERS

261319

No
Name **S. K. SAHA, Adv.**
HIGH COURT. CALCUTTA

Address
Re:
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

(Handwritten Signature)
Amal Kr. Saha
Licensed Stamp
Vendor

Date
17 FEB 2023



3 Parties:

3.1 Land Owners/Grantors:

- 3.1.1 AVOCADO CONSTRUCTIONS PVT LTD [AAOCA0561H]
- 3.1.2 BELLVIEW NIWAS PVT LTD [AAGCB4899R]
- 3.1.3 BISQUE CONSTRUCTIONS PVT LTD [AAGCB5590B]
- 3.1.4 GURUNAM REALTORS PVT LTD [AAGCG2147P]
- 3.1.5 SKYBEANS COMPLEX PVT LTD [AAWCS3566J]
- 3.1.6 SWARNYUG HIRISE PVT LTD [AAWCS6044D]
- 3.1.7 SASWAT RESIDENCY PVT LTD [AAWCS7149B]

The Parties above having serial Nos. 1 to 7 above are companies within the meaning of the Companies Act, 2013 having their registered offices at Diamond Harbour Road, P.O - Joka, P.S. Bishnupur, South 24 Parganas - 700104 represented by their authorized signatory **Mr. Jitendra Kumar Singh**, (AADHAR 435348070521) (PAN : ENOPS1448K) Mobile No.6290585106 son of late Ramchabila Singh, residing at 2, Dakshinpara, 3rd Lane, Rishra, under P. S. Rishra, Post Office - Morepukur, Dist-Hooghly-712 250 hereinafter collectively referred to as "**LAND OWNERS/GRANTORS**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) or being the Parties of the **First Part**

3.2 Attorney:

- 3.2.1 M/S DTC Projects Pvt. Ltd. (CIN NO- U51909WB1995PTC067230)

being a private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 1, N. S. Road, Kolkata, West Bengal 700001(PAN No.AAECS1016K), represented by its authorized signatory **Ravi Khaitan**, (AADHAR NO. 775846462965) S/O L.t Nirmal Kr. Khaitan, residence at 152/2 Block- B, Bangur Avenue, Kolkata-700055 duly authorized *vide* Board resolution dated 21/06/2021 hereinafter referred to as the "**ATTORNEY**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) or being Party of the **Second Part**.

4. The terms "Land Owners/Grantors", "Attorney" shall include each of their respective successors-in-interest, executors, legal representative, nominees and assigns.
5. **Subject Matter:** Grant of General Power of Attorney for carrying out and obtain necessary permission and all the needful in relation to the construction and development of the plot of land described in the **Schedule ("Description of the Property")** herein under mentioned.

6. Background:

- 6.1 That the Companies named hereunder and hereafter referred to as the "**Adjacent Land Owner Companies**", and all having the registered offices at registered offices at Diamond Harbour Road, Kolkata-700

104, P.S. Bishnupur, P.O. Joka, amongst themselves own the plots of land more fully described in the **Schedule-A** hereunder written, shaded "**RED**" in the annexed Plan and hereafter referred to as the "**Existing Land**", The names of the Adjacent Land Owner companies are:

Sl.	Name of Company
1.	ABSTAR INFRACON PRIVATE LIMITED
2.	ACCRO DEVELOPERS PRIVATE LIMITED
3.	ALLWORTH COMPLEX PRIVATE LIMITED
4.	AVOCADO CONSTRUCTION PRIVATE LIMITED
5.	BELLVIEW NIWAS PRIVATE LIMITED
6.	BHUMI COMPLEX PRIVATE LIMITED
7.	BISQUE CONSTRUCTIONS PRIVATE LIMITED
8.	BLUESKY NIKETAN PRIVATE LIMITED
9.	BRAJBIHARI COMPLEX PRIVATE LIMITED
10.	BROWLINE ESTATES PRIVATE LIMITED
11.	BUFFLEHEAD TOWERS PRIVATE LIMITED

12.	BURLYWOOD CONSTRUCTION PRIVATE LIMITED
13.	Circular Niwas Private Limited
14.	Clementine Construction Private Limited
15.	COACTIVE CONSTRUCTION PRIVATE LIMITED
16.	Cydigo Developers Private Limited
17.	Dasvani Residency Private Limited
18.	DIES DEVCON PRIVATE LIMITED
19.	DRISHTI NIWAS PRIVATE LIMITED
20.	Drove Projects Private Limited
21.	DWARKAPATI RESIDENCY PRIVATE LIMITED
22.	Ekonkar Enclave Private Limited
23.	ELDERBERRY CONSTRUCTION PRIVATE LIMITED
24.	FENCE PROMOTERS PRIVATE LIMITED
25.	FIREBRICK COMPLEX PRIVATE LIMITED
26.	FITINA REALTORS PRIVATE LIMITED
27.	FLYHIGH COMPLEX PRIVATE LIMITED
28.	GAMEPLAN TOWER PRIVATE LIMITED
29.	GLASSEYE DEVELOPERS PRIVATE LIMITED
30.	Greenlong Developers Private Limited

31.	GREENWALL INFRACON PRIVATE LIMITED
32.	GURUNAM REALTORS PRIVATE LIMITED
33.	HANDSHAKE CONCLAVE PRIVATE LIMITED
34.	HOLEMART PROPERTIES PRIVATE LIMITED
35.	HONEYBEE DEVCON PRIVATE LIMITED
36.	INDONEP DEVELOPERS PRIVATE LIMITED
37.	Jazz Realtors Private Limited
38.	JUPITER REALITY PRIVATE LIMITED
39.	JYOTSHNADIP REALTY PRIVATE LIMITED
40.	KALYANKARI NIWAS PRIVATE LIMITED
41.	Kesuri Realty Private Limited
42.	LAZERJET COMPLEX PRIVATE LIMITED
43.	Lemongrass Realtors Private Limited
44.	Lightcoral Complex Private Limited
45.	Livehigh Towers Private Limited
46.	LOSSEN REALTY PRIVATE LIMITED
47.	MAHALON CONSTRUCTION PRIVATE LIMITED

48.	MISHAN INFRAPROPERTIES PRIVATE LIMITED
49.	MISTYROSE CONSTRUCTION PRIVATE LIMITED
50.	Montec Nirman Private Limited
51.	MOTIHARI REAL ESTATES PRIVATE LIMITED
52.	NAVYBEANS CONCLAVE PRIVATE LIMITED
53.	NAVYOG DEVELOPERS PRIVATE LIMITED
54.	NECTARINE COMPLEX PRIVATE LIMITED
55.	NETTLES DEVCON PRIVATE LIMITED
56.	NIGHTANGELS COMPLEX PRIVATE LIMITED
57.	Octal Complex Private Limited
58.	ONETOUCH REALCON PRIVATE LIMITED
59.	OVERWEEN ESTATES PRIVATE LIMITED
60.	Panchlok Realtors Private Limited
61.	Passim Nirman Private Limited
62.	Polpit Real Estate Private Limited
63.	PREVAIL INFRACON PRIVATE LIMITED

64.	Quatre Realcon Private Limited
65.	RAJLOK INFRAPROJECT PRIVATE LIMITED
66.	RAVASHREE REALTORS PRIVATE LIMITED
67.	REVOKE NIRMAN PRIVATE LIMITED
68.	Rudresh Realtors Private Limited
69.	SALMON RESIDENCY PRIVATE LIMITED
70.	SANDMAN REALCON PRIVATE LIMITED
71.	SASWAT RESIDENCY PRIVATE LIMITED
72.	SARIKOS ENCLAVE PRIVATE LIMITED
73.	SEVENTH SKY COMPLEX PRIVATE LIMITED
74.	SHIVPAM REALTORS PRIVATE LIMITED
75.	SHIVPARIWAR ENCLAVE PRIVATE LIMITED
76.	SHRAWAN HIRISE PRIVATE LIMITED
77.	Skybeans Complex Private Limited
78.	Streedom Real Estate Private Limited
79.	SUBHPAH PROJECTS PRIVATE LIMITED
80.	Subinay Infrastructure Private Limited
81.	SUDAMA COMPLEX PRIVATE LIMITED
82.	SULOCHNA TOWERS PRIVATE LIMITED
83.	SUNLIKE DEVELOPERS PRIVATE LIMITED

84.	Superwell Real Estates Private Limited
85.	Swarnyug Hirise Private Limited
86.	THISTLE COMPLEX PRIVATE LIMITED
87.	Treeline Construction Private Limited
88.	Trinabh Infrastructure Private Limited
89.	Tripack Construction Private Limited
90.	TRIWAVE DEVELOPERS PRIVATE LIMITED
91.	UNIWORTH COMPLEX PRIVATE LIMITED
92.	UTZSHO HOUSING DEVELOPMENT PRIVATE LIMITED
93.	Vighnraja Complex Private Limited
94.	VINICAB INFRAPROJECTS PRIVATE LIMITED
95.	WELLPAN INFRACON PRIVATE LIMITED
96.	Wellpan Properties Private Limited
97.	WINDSTROM REALTORS PRIVATE LIMITED
98.	WINTERLAND PROPERTIES PRIVATE LIMITED
99.	YELLOWLINE INFRASTRUCTURE PRIVATE LIMITED
100.	YOUNGEST REALCON PRIVATE LIMITED

101.	AAKAV DEVCON PRIVATE LIMITED
102.	AMAZING RESIDENCY PRIVATE LIMITED
103.	Amrit Realcon Private Limited
104.	Anandmayee Housing Private Limited
105.	Anju Promoters Private Limited
106.	Balkrishan Infracon Private Limited
107.	Balmukund Marketing Private Limited
108.	Bemishal Promoters Private Limited
109.	Bhavsagar Niwas Private Limited
110.	Bhootnath Housing Private Limited
111.	Butterfly Advisory Services Private Limited
112.	Circular Realcon Private Limited
113.	Clock Tradelink Private Limited
114.	Daava Realcon Private Limited
115.	Daylight Distributors Private Limited
116.	Desire Sales Private Limited
117.	Dios Realtors Private Limited
118.	ELK Devcon Private Limited
119.	Everlink Residency Private Limited
120.	Everlink Vincom Private Limited
121.	Everrise Realtors Private Limited
122.	Evertime Residency Private Limited
123.	Fairland Suppliers Private Limited

124.	Gajrup Complex Private Limited
125.	Goodside Realtors Private Limited
126.	Hardsoft Realtors Private Limited
127.	Hence Promoters Private Limited
128.	Hilmil Infracon Private Limited
129.	Indraloke Tradelink Private Limited
130.	Integrity Consultancy Services Private Limited
131.	Jackpot Advisory Services Private Limited
132.	Jota Builders Private Limited
133.	Katrina Realtors Private Limited
134.	Kush Residency Private Limited
135.	Likewise Construction Private Limited
136.	Linkplan Properties Private Limited
137.	Linkview Housing Private Limited
138.	Linton Towers Private Limited
139.	Lords Dealers Private Limited
140.	Lucky Hirise Private Limited
141.	Mangalmayee Realtors Private Limited
142.	Meantime Buildcon Private Limited
143.	Monopoly Tradelink Private Limited
144.	Moonlight Dealtrade Private Limited
145.	Motilal Hirise Private Limited

146.	Mountview Advisory Services Private Limited
147.	Namchi Devcon Private Limited
148.	Octagon Tradelink Private Limited
149.	Orchid Infracon Private Limited
150.	Orchid Realcon Private Limited
151.	Oversure Nirman Private Limited
152.	Panchwati Infracon Private Limited
153.	Pankaj Management Services Private Limited
154.	Panther Management Services Private Limited
155.	Parrot Complex Private Limited
156.	Pattern Nirman Private Limited
157.	Prayas Residency Private Limited
158.	Premkunj Residency Private Limited
159.	Quality Residency Private Limited
160.	Queen Dealers Private Limited
161.	Queencity Complex Private Limited
162.	Sagam Devcon Private Limited
163.	Sarvlok Hirise Private Limited
164.	Seabird Niwas Private Limited
165.	Shivpariwar Developers Private Limited
166.	Siddhibhumi Niwas Private Limited
167.	Smile Dealcom Private Limited

168.	Snowberry Buildtech Private Limited
169.	Sunfast Vinimay Private Limited
170.	Sunlight Dealtrade Private Limited
171.	Topmost Complex Private Limited
172.	Vedvani Residency Private Limited
173.	Viewline Hirise Private Limited
174.	Welkin Dealers Private Limited
175.	Winsher Realtors Private Limited
176.	Zaljog Complex Private Limited
177.	DTC Intertrade Pvt Ltd
178.	DTC Minerals Pvt Ltd

6.2 The Developer, hereafter referred to as the "**Connecting Land Owner**", own the plots of land more fully described in the **Schedule-B** hereunder written, shaded '**YELLOW**' in the annexed Plan and hereafter referred to as the "**Connecting Land**". The Connecting Land connects the Land to the main road.

6.3 By an Agreement dated 7th January, 2015, hereafter referred to as the "**First Development Agreement**", registered with the ARA-I, Kolkata in Book No. I, CD Volume No.10, Pages from 882 to 920, Being No. 03631 for the year 2015, and another Agreement dated 10/10/2018 hereafter referred to as the "**Second Development Agreement**" registered with the ARA-1, Kolkata in Book No. 1, CD Volume No. 1901-2018, Pages from 330635 to 330808, Being no. 8008 of 2018, the Adjacent Land Owner Companies had appointed the

Developer to develop the Existing Land, inter alia, on the following terms :

- i. The Developer would develop the Existing Land, hereafter referred to as the "**Original Project**", and bear all the costs and expenses for its execution.

6.4 The Land Owner Companies are presently the owner and occupier **ALL THAT** the piece or parcel of Sali Land TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto containing an area of containing an area of 47 Decimals, be the same a little more or less, in L.R Dag No. 97 in **Mouza Daulatpur**, P.S. Bishnupur, P.O. Joka, currently recorded in L.R. Khatian Nos. 4412, 4364, 4361, 4527, 4343, 4419, 5163 J.L. No. 79, P.S. Bishnupur, under Kulerdari Gram Panchayat, District South 24 Parganas, TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the map or plan annexed hereto and shaded **SKY** thereon hereinafter referred to as 'The Said Property' and more fully described in the Schedule- C here under.

6.5 The Land Owners/Grantors 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 Third Development Agreement dated 11/02/2023 (hereinafter referred to as "the Development Agreement") registered at the office of the ARA-II Kol, Bering NO - 1806/2023

Titonda Kr Singh

in Book No. I, Volume No. _____, Pages _____ to _____, Being No. _____ for the year _____. In terms of the Development Agreement, the Grantors 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 buildings thereon in accordance with the plans ("Building Plans") that would be sanctioned and/or revised from time to time by the South 24 Parganas Zila Parishad as residential buildings and row houses 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/apartments/flats/row houses and other rights in the New Buildings ("Units") shall be transferable in favour of the intending buyers ("Transferees").

6.6 That under the Development Agreement, the Grantors 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 Grantors . 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 Grantors 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.

6.7 The detailed terms and conditions agreed between the Parties are recorded below.

7 NOW KNOW ALL BY THESE PRESENTS:

7.1 Grant: The Land Owners/Grantors hereby nominate, constitute and appoint the Attorney to do, execute and perform all and any of the deeds, matters and things as mentioned hereafter:

7.1.1 To receive permissive possession of the land and to hold, manage, maintain, look after the land and every part thereof and also to manage, maintain and administer all buildings and constructions to be made thereon and every part thereof and generally protect the land.

7.1.2 To engage and appoint architects, surveyors, engineers, workmen, contractors, sub-contractors, managers, laborers and consultants for executing the project

7.1.3 To have the plan of the project as mentioned in the said Co-ownership Agreement prepared by an architect or

architects in terms of the Development agreement and to submit the same including any modified and revised plan as may be required to the Zilla Parishad and/or any other concerned authorities and get the plan sanctioned and pay all requisite fees and take all necessary steps for sanction.

- 7.1.4** To apply for, sign all applications and obtain from all concerned authorities, in the name and on behalf of the Land Owners/Grantors, for sanctioned building plans and/or building maps from the Kolkata Municipal Corporation.
- 7.1.5** To submit indemnity, undertaking, guarantee, affidavit, warranty and other documents which may be required to be submitted for and in connection with sanctioning of the plan and for matters concerning and incidental to the project in terms of the Co-ownership agreement;
- 7.1.6** To have the total land developed by construction of the compel containing the blocks, units and the parking spaces and/or other buildings and/or structures thereon as per the approved and sanctioned plan and for the said purpose, to do soil testing, excavation and all other works as per the Co-ownership agreement.
- 7.1.7** To apply for, sign all applications and obtain from all concerned authorities including the Zilla Parishad, Panchayet and/or BLRO Officers or all other Govt.

Authorities, in the name and on behalf of the Land Owners/Grantors, all other required statutory and other relevant sanctions, approvals, licenses, consents, clearances, permissions, no objection certificates, exemptions, regularization, registrations necessary for the execution and related to the development of the Property including, but not limited to, building and construction permits, fire and safety clearances for commencement and/or construction and/or development of the Property and all other purposes allied and connected thereof.

- 7.1.8** To apply for, sign all applications and procure from all concerned authorities, connections for electricity, water, sanitation and other utilities including but not limited to installation of lifts, generator, deep tube wells, sewage treatment plants on behalf of the Land Owners/Grantors.
- 7.1.9** To appear before any officer or competent authority of the Govt. including Zilla Parishad, Panchayat, BL & LRO, DL & LRO, Fire brigade, Police or competent authority under the Urban Land (C&R) Act, 1976 or under the Income Tax Act and/or any other Act, Executive, judicial or quasi-judicial, municipal or other authorities and also all courts and tribunals for all matters connected with the development and construction of the complex and/or other buildings on the total land and connections of utilities.

- 7.1.10** To apply for, sign all applications and obtain permission, as be necessary, for obtaining steel, cement, bricks and other construction and building materials and construction equipment for the purpose of commencing construction of the complex and completion of the project from the appropriate authorities.
- 7.1.11** To appear before and represent the Land Owners/Grantors before all appropriate authorities and/or concerned courts/tribunals/forums for the purposes as mentioned aforesaid.
- 7.1.12** To apply for and obtain the partial or completion certificate and/or occupancy certificate as may be applicable for the Property from the competent authorities.
- 7.1.13** To sign, execute, enter into, modify, cancel, alter, draw, approve, agreements and get such documents duly registered all papers, documents, contracts, agreements, declaration, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be done for and in connections with the development of the said property.
- 7.1.14** To ward off and prohibit and if necessary, proceed against in accordance with the due process of law against all or any tenants, occupants and trespassers if any on the land and/or the connecting land or any part thereof and to take

appropriate steps, whether by legal action or otherwise and to abate all nuisance and cause them to vacate the same and to receive and hold such possession;

- 7.1.15** To deposit to the concerned authorities taxes, levies, duties, etc. in relation to the development and construction of the Property.
- 7.1.16** To pay all the municipal and other taxes and khaznas relating to the said property payable until the completion of the building.
- 7.1.17** To employ solicitors, advocates, chartered accountants, income tax practitioners and/or other advisors for any advice related to aforesaid purposes and.
- 7.1.18** To receive notices and correspondences of any nature whatsoever from any authority in connection with the matters as aforesaid.
- 7.1.19** To represent the Land Owners/Grantors before all Government, Statutory, Local and other Authorities as well as Courts and Tribunals in regard to or in connection with the development of the Property.
- 7.1.20** To appear before all appropriate authorities including Notary Public, Registrar and Sub-Registrar of Assurances, Executive and District Magistrates and any other statutory

authority in connection with the enforcement of all the powers and authority as contained and connected herein.

- 7.1.21** To commence, prosecute, answer, oppose and defend all actions and legal proceedings including arbitration proceedings relating to or arising out of any of the matters and/or disputes as aforesaid or any matter relating to the land and/or the connecting land or any part thereof and if thought fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid and for such purpose appear before any Courts whether civil or criminal, Tribunals and Arbitrators and for such purpose sign *vakalatnamas* and all other documents for submission before such Courts, Tribunals and Arbitrators.
- 7.1.22** To receive and pay and/or deposit all moneys including court fees and receive refunds and to receive and grant valid receipts and discharge in respect thereof;
- 7.1.23** To appoint such other person or persons jointly or severally, under the said Attorney, to act as the authorized representative of the Attorney, with the same or more limited powers and such substitute or substitutes at pleasure to remove and other or others to appoint.
- 7.1.24** After execution of the projects and construction of the complex, to sign and submit all papers, applications and

documents for having the separation, amalgamation and mutation if necessary, effected in all public records and with all authorities and/or persons including Kolkata Municipal Corporation and/or any other Govt. authority in respect of the land and/or the connecting land and if necessary to deal with such authority and authorities in any manner to have such separation amalgamation and mutation effected if necessary.

7.1.25 To pay all outgoings, including Panchayat Tax, Urban Land Tax, Land Revenue, Cess and other charges whatsoever, payable for and on account of the Land and receive refunds and other moneys, including compensation of any nature and to grant valid receipts and/or discharges therefore.

7.1.26 Be it specifically stated that the schedule mentioned property is not situated within the notified and cantonment area and no embargo and/or restriction has been imposed by the local authority/competent authority/Govt. Authority for transferring the land/ no violation of the sec.22/A of Indian Registration Act 1908 and if restriction prevails, in that event the principal will be held responsible for that.

7.1.27 Be it noted that this Power Of Attorney is being granted in favour of the said attorney without any consideration

and no interest or right of the attorney is created on the property which is the subject matter of this power of attorney and that further the said attorney shall not hereby obtain or have power to make any construction or development work or enter into any development agreement with anyone on the said property.

7.1.28 That all sale proceeds and/or any other sum received by the said attorney will be deposited in the bank account of the principal and all expenses incurred by the attorney will be borne by the principal.

7.1.29 This Power of attorney is always revocable in nature at the Principals/Grantors/Owners' will without servicing any notice to attorney.

7.2 AND GENERALLY the Attorney shall have power to do all such other acts, deeds, matters and things as may be necessary or incidental for exercising all or any of the powers and authorities hereby given.

7.3 Definitions: All the definitions as contained in the Joint Development Agreement shall apply to all the terms used in this power of attorney.

7.4 Ratification: The Land Owners/Grantors hereby ratify and confirm and agree to ratify and confirm all and whatsoever, the

Attorney as lawful attorney shall do in connection with the exercise of the powers hereby given and the confirming party confirms the same.

7.5 Indemnity: The Land Owners/Grantors shall not be bound by any act or omission of the Attorney which are beyond the rights and authorities as delegated hereinabove. The Attorney hereby indemnifies and agrees to keep the Land Owners/Grantors saved and harmless from any claim and/or actions and/or demands being brought against the Land Owners/Grantors or any liability accruing to the Land Owners/Grantors arising out of or in relation to any acts or omissions of the Attorney under the powers granted herein under and further that the Attorney agrees to act only and strictly in accordance with the powers granted hereunder and not otherwise.

Schedule - A
[The Existing Land]

ALL THAT the piece or parcel of Sali Land TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto containing an area of containing an area of 1896 Decimals (18 Acres and 96 Decimals), be the same a little more or less, comprised in several R.S. Dag Nos. and R.S. Khatian Nos. mentioned below in **Mouza Daulatpur**, P.S. Bishnupur, P.O. Joka, and 25 Decimals be the same a little more or less comprised in Dag No. 709 in **Mouza Hanspukuria**, P.S – Haridevpur, P.O - Joka total of 1920.30 Decimals (19 Acres and 21 Decimals) under Kulerdari Gram Panchayat, District South 24 Parganas comprised in:-

SL N O.	CO'S NAME	Area	Dag Nos.	Khati an
1	Butterfly Advisory Services Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3075
2	Daylight Distributors Pvt Ltd	12.12	12,13,18,18,19,21,24,25,26,55,56	3078
3	Fairland Suppliers Pvt Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3080
4	Indraloke Tradelinks Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3068
5	Integrity Consultancy Services Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3069
6	Jackpot Advisory Services Pvt Ltd	12.12	12,13,18,18,19,21,24,25,26,55,56	3073
7	Sunfast Vinimay Pvt Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3071
8	Everlink Vincom Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3077
9	Monopoly Tradelinks Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3072

10	Mountview Advisory Services Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3079
11	Octagon Tradelinks Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3074
12	Pankaj Management Services Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3076
13	Panther Management Services Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3066
14	Welkin Dealers Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3027
15	Linton Towers Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3060
16	Oversure Nirman Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	4111
17	Pattern Nirman Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3052
18	Premkunj Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3091
19	Winsher Realtors Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3041
20	Zaljog Complex Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3061
21	Aakav Devcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3028
22	Amazing Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3029
23	Amrit Realcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3065
24	Anandmayee Housing Pvt Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3051
25	Anju Promoters Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3025
26	Balkrishan Infracon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3035
27	Bemishal Promoters Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3094
28	Bhavsagar Niwas Pvt Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3036
29	Bhootnath Housing Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3034

30	Circular Realcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3039
31	Clock Tradelink Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3070
32	Daava Realcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3023
33	Desire Sales Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3081
34	Dios Realtors Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3038
35	ELK Devcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3033
36	Everlink Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3042
37	Everrise Realtors Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3044
38	Evertime Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3020
39	Gajrup Complex Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3043
40	Goodside Realtors Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3037
41	Hardsoft Realtors Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3031
42	Hence Promoters Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3030
43	Hilmil Infracon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3032
44	Jota Builders Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3048
45	Katrina Realtors Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3064
46	Kush Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3019
47	Likewise Construction Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3021
48	Linkplan Properties Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3092
49	Linkview Housing Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3026

50	Lord Dealers Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3082
51	Lucky Hirise Pvt Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56,9 2,93,94	3050
52	Mangalmayee Realtors Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56,9 2,94	3087
53	Meantime Buildcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3024
54	Moonlight Dealtrade Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3093
55	Motilal Hirise Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56,5 9	3089
56	Namchi Devcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3056
57	Orchid Infracon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3083
58	Orchid Realcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3084
59	Panchwati Infracon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3047
60	Parrot Complex Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3045
61	Prayas Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3046
62	Quality Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3049
63	Queen Dealers Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3090
64	Queencity Complex Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3053
65	Sagam Devcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3054
66	Sarvlok Hirise Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3055
67	Seabird Niwas Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3063
68	Shivpariwar Developers Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3057
69	Siddhibhumi Niwas Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3058

70	Smile Dealcom Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3085
71	Snowberry Buildtech Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3059
72	Sunlight Dealtrade Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3086
73	Topmost Complex Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3062
74	Vedvani Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3040
75	Viewline Hirise Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3088
76	Bamukund Marketing Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3067
77	Accro Developers Pvt. Ltd.	9.64	87,96,98,99	4393
78	Allworth Complex Pvt. Ltd.	13.30	11,87,96,98,99	4468
79	Avocado Construction Pvt. Ltd.	9.78	12,13,18,19,56,88,89,93,97	4412
80	Ayush Finvest Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4471
81	Bellview Niwas Pvt. Ltd.	9.64	87,93,96,97,98,99	4364
82	Bhumi Complex Pvt. Ltd.	9.64	87,96,98,99	4464
83	Bisque Constructions Pvt. Ltd.	9.78	12,13,18,19,53,87,96,98,99	4361
84	Bluesky Niketan Pvt. Ltd.	12.64	53,87,96,98,99	4466
85	Brajbihari Complex Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4416
86	Browline Estates Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4469
87	Bufflehead Towers Pvt. Ltd.	9.91	12,13,18,19,56,88,89	4413
88	Burlywood Construction Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4408
89	Circular Niwas Pvt. Ltd.	9.64	87,96,98,99	4397

90	Clementine Construction Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4472
91	Coactive Construction Pvt. Ltd.	9.64	87,96,98,99	4367
92	Cyديو Developers Pvt. Ltd.	9.95	55,57,58	4387
93	Dasvani Residency Pvt. Ltd.	9.95	55,57,58	4383
94	Dies Devcon Pvt. Ltd.	9.64	87,96,98,99	4335
95	Drishti Niwas Pvt. Ltd.	9.64	87,96,98,99	4401
96	Drove Projects Pvt. Ltd.	9.78	12,13,18,18,56,88,89	4417
97	Dwarkapati Residency Pvt. Ltd.	9.78	12,13,18,18,56,88,89	4420
98	Ekonkar Enclave Pvt. Ltd.	9.53	16,17	4517
99	Elderberry Construction Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4406
100	Fence Promoters Pvt. Ltd.	9.95	55,57,58	4382
101	Firebrick Complex Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4407
102	Fitina Realtors Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4421
103	Flyhigh Complex Pvt. Ltd.	9.95	55,57,58	4372
104	Gameplan Tower Pvt. Ltd.	9.64	87,96,98,99	4402
105	Glasseye Developers Pvt. Ltd.	9.88	51,52,54,67	4340
106	Greenlong Developers Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4405
107	Greenwall Infracon Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4358
108	Gurunam Realtors Pvt. Ltd.	9.64	16,17,93,97	4527
109	Handshake Conclave Pvt. Ltd.	9.95	55,57,58	4381

110	Holemart Properties Pvt. Ltd.	9.53	16,17	4515
111	Honeybee Devcon Pvt. Ltd.	9.95	55,57,58	4384
112	Indonep Developers Pvt. Ltd.	9.53	16,17	4518
113	Jazz Realtors Pvt. Ltd.	9.64	87,96,98,99	4366
114	Jupiter Realty Pvt. Ltd.	9.64	87,96,98,99	4394
115	Jyotshnadip Realty Pvt. Ltd.	9.88	51,52,54,67	4336
116	Kalyankari Niwas Pvt. Ltd.	9.95	55,57,58	4378
117	Kesuri Realty Pvt. Ltd.	9.53	16,17	4516
118	Lazerjet Complex Pvt. Ltd.	9.95	55,57,58	4377
119	Lemongrass Realtors Pvt. Ltd.	9.64	87,96,98,99	4400
120	Lightcoral Complex Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4409
121	Livehigh Towers Pvt. Ltd.	13.30	11,87,96,98,99	4404
122	Lossen Realty Pvt. Ltd.	9.53	16,17	4519
123	Mahalon Construction Pvt. Ltd.	9.88	51,52,54,67	4346
124	Mishan Infraproperties Pvt. Ltd.	9.53	16,17	4520
125	Mistyrose Construction Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4410
126	Montec Nirman Pvt. Ltd.	9.95	55,57,58	4386
127	Motihari Real Estates Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4362
128	Navybeans Conclave Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4344
129	Navyog Developers Pvt. Ltd.	9.95	55,57,58	4373

130	Nectarine Complex Pvt. Ltd.	9.91	12,13,18,19,56,88,89	4414
131	Nettles Devcon Pvt. Ltd.	12.64	53,87,96,98,99	4467
132	Nightangels Complex Pvt. Ltd.	9.64	87,96,98,99	4341
133	Octal Complex Pvt. Ltd.	9.95	55,57,58	4370
134	Onetouch Realcon Pvt. Ltd.	9.53	16,17	4521
135	Overween Estates Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4360
136	Panchlok Realtors Pvt. Ltd.	9.88	51,52,54,67	4337
137	Passim Nirman Pvt. Ltd.	9.53	16,17	4522
138	Polpit Real Estate Pvt. Ltd.	9.95	55,57,58	4385
139	Prevail Infracon Pvt. Ltd.	9.53	16,17	4523
140	Quatre Realcon Pvt. Ltd.	9.53	16,17	4512
141	Revoke Nirman Pvt. Ltd.	9.95	55,57,58	4380
142	Rudresh Realtors Pvt. Ltd.	9.95	55,57,58	4376
143	Sandman Realcon Pvt. Ltd.	9.64	87,96,98,99	4398
144	Serikos Enclave Pvt. Ltd.	9.95	55,57,58	4388
145	Seventh Sky Complex Pvt. Ltd.	9.64	87,96,98,99	4342
146	Shivpam Realtors Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4357
147	Shivpariwar Enclave Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4363
148	Shrawan Hirise Pvt. Ltd.	9.95	55,57,58	4379
149	Skybeans Complex Pvt. Ltd.	9.78	12,13,18,19,56,88,89,93,97	4343

150	Streedom Real Estate Pvt. Ltd.	9.95	55,57,58	4375
151	Subhpah Projects Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4356
152	Subinay Infrastructure Pvt. Ltd.	9.88	51,52,54,67	4338
153	Sudama Complex Pvt. Ltd.	9.95	55,57,58	4371
154	Sulochna Towers Pvt. Ltd.	9.64	87,96,98,99	4403
155	Sunlike Developers Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4355
156	Superwell Real Estates Pvt. Ltd.	9.88	51,52,54,67	4347
157	Swarnyug Hirise Pvt. Ltd.	9.78	12,13,18,19,56,88,89,93,97	4419
158	Thistle Complex Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4411
159	Treeline Construction Pvt. Ltd.	9.95	55,57,58	4374
160	Trinabh Infrastructure Pvt. Ltd.	9.84	51,52,54,67	4345
161	Tripack Construction Pvt. Ltd.	9.95	55,57,58	4389
162	Triwave Developers Pvt. Ltd.	9.88	51,52,54,67	4339
163	Uniworth Complex Pvt. Ltd.	13.30	11,87,96,98,99	4465
164	Utzsho Housing Development Pvt. Ltd.	9.64	87,96,98,99	4365
165	Vighnraja Complex Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4415
166	Vinicab Infraprojects Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4359
167	Wellpan Infracon Pvt. Ltd.	9.53	16,17	4348
168	Wellpan Properties Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4514
169	Windstrom Realtors Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4418

170	Winterland Properties Pvt. Ltd.	9.53	16,17	4513
171	Yellowline Infrastructure Pvt. Ltd.	9.64	87,96,98,99	4399
172	Youngest Realcon Pvt. Ltd.	9.64	87,96,98,99	4392
173	Saswat Residency Pvt Ltd	-	87,96,98,99	5163
174	Abster Infracon Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4470
176	DTC Intertrade Pvt Ltd.	9.50	709	8955
177	DTC Minerals Pvt Ltd.	9.50	709	8971
178	Salmon Residency Pvt Ltd	6.00	709	8956
	Total	1920.30		

TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the map or plan annexed hereto and shaded **RED** thereon.

Schedule - B
[The Connecting Land]

ALL THAT the piece or parcel of Sali Land containing an area of 20 Decimals, be the same a little more or less, comprised in R.S. Dag No. 506 (part), corresponding to L.R. Dag No. 709 and R.S. Khatian Nos. 581, 582, 583 (Part), L.R. Khatian No. 1682 (previously L.R. Khatian No.721) J.L. No. 23, R.S. No. 36, Touzi Nos. 3, 4 and 5, in **Mouza Hanspukuria**, P.S. Thakurpukur, P.O. Joka, District South 24 Parganas TOGETHER WITH all the rights, liberties, easements,

privileges, advantages and appurtenances thereto as shown in the Plan annexed hereto and shaded **YELLOW** thereon.

Schedule - C
[The Said Property]

ALL THAT the piece or parcel of Sali Land TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto containing an area of containing an area of 47 Decimals, be the same a little more or less, in L.R Dag No. 97 in **Mouza Daulatpur**, P.S. Bishnupur, P.O. Joka, currently recorded in L.R. Khatian Nos. 4412, 4364, 4361, 4527, 4343, 4419, 5163 J.L. No. 79, P.S. Bishnupur, under Kulerdari Gram Panchayat, District South 24 Parganas, TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the map or plan annexed hereto and shaded **SKY** thereon and butted and bounded by:

IN THE NORTH SIDE: Dag no. 93

IN THE SOUTH SIDE: Dag no. 98

IN THE WEST SIDE: Dag no. 96

IN THE EAST SIDE: Portion of the Canal



IN WITNESS WHEREOF the Grantors has executed this Power of Attorney at Kolkata on the date first above written.

SIGNED AND DELIVERED by the within-named **LAND OWNERS/GRANTORS** at Kolkata in the presence of:

WITNESSES:

(1) *Soumitra Isardor*
2, NS Road, Kol-70001

Tutender Kr Singh

(LAND OWNERS/GRANTORS)

ACCEPTED BY:

(2) *Arup Thapa Chetri*
7, Hare Street, Kol-70001

DTC PROJECTS PVT LTD
Kai Khaitan

(ATTORNEY)

ATTESTED BY:

Tutender Kr Singh

(LAND OWNERS/GRANTORS)

Drafted by Me:
Soham Basu
Alipore Judge's Court
F/2388/2031/2019.



SPECIMEN FORM FOR TEN FINGER PRINTS



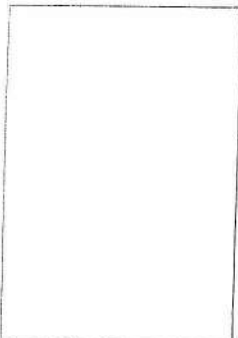
Jitendra Kr Singh

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



Ravi Khosla

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



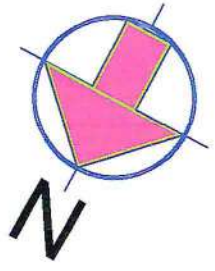
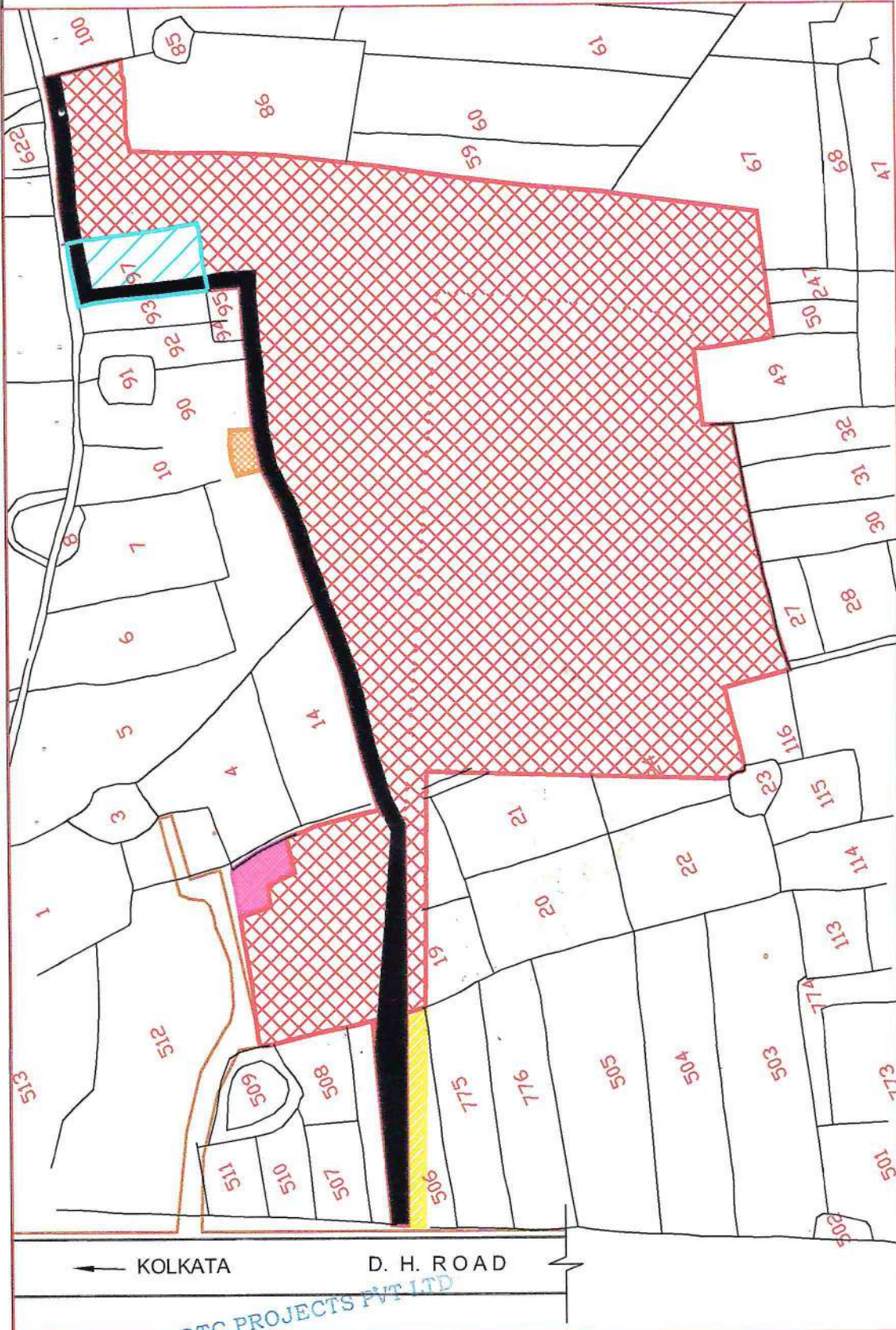
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



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

PLAN OF RS/LR DAG NO.

11,12,13,16,17,18,19,21,24,25,26,51,52,53,54,55,56,57,58,67,87,88,89,96,97,98,99 AT MOUZA DAULATPUR, JL. NO. - 79, P.S. - BISHNUPUR, DIST. - 24 PGS (SOUTH) UNDER KULERDARI GRAM PANCHAYET & PLOT OF RS DAG NO. - 506 LR DAG NO. - 709 AT MOUZA HANSPUKURIA, JL NO. 120 (OLD 20), P.S. - HARIDEVPUR, DIST - 24 PGS (SOUTH).



DAG NO.	DECIMAL
11	11
12	73
13	245
16	57
17	67
18	40
19	22
21	23
24	67
25	272
26	148
51	33
52	05
53	06
54	08
55	212
56	83
57	62
58	70
67	33
87	64
88	66
89	71
96	75
97	47
98	73
99	10

DTC PROJECTS PVT LTD

Kai Khatun
 Authorised Signatory

Tutender K Singh.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA


11 FEB 2023

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

नामांकित खाता 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

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 Ramchhabis Singh
 2 No. Dakshin Para 3rd Lane
 Rishra
 Hugl
 West Bengal - 712250
 Mobile: 9674497340

Date: 07/11/2011

Ref. No: 0007851-00160681-00183333-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 K Singh



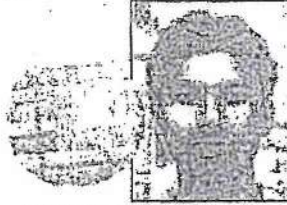
ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

HLG3575768

পরিচয় পত্র



Elector's Name Lakshmi Kanta Halder

নির্বাচকের নাম লক্ষ্মীকান্ত হালদার

Father's Name Madhu Halder

পিতার নাম মধু হালদার

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2006 21

১.১.২০০৬ এ বয়স ২১

Address:
53/1 Majhi Gupta Road 422 Thakurpukur South 24
Parganas 700008

ঠিকানা:
৫৩/১ মজিগুপ্ত রোড ১২২ ঠাকুরপুকুর দক্ষিণ ২৪ পরগণা ৭০০০০৮

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন আধিকারিক

Assembly Constituency: 112-Behala East

বিধানসভা নির্বাচন কেন্দ্র : ১১২-বেহালা পূর্ব

District: South 24 Parganas মেম্বর: দক্ষিণ ২৪ পরগণা

Date: 21.03.2006 তারিখ: ২১.০৩.২০০৬

Lakshmi Kanta Halder


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
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 1947
 1900 190 1947

 help@uidai.gov.in

 www.uidai.gov.in

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

Ravi Khaitan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAVI KHAITAN
NIRMAL KUMAR KHAITAN
09/10/1977

Permanent Account Number
ALLPK0522D

Ravi Khaitan
Signature

39
1
86028



Ravi Khaitan

Major Information of the Deed

Deed No :	I-1902-01838/2023	Date of Registration	13/02/2023
Query No / Year	1902-8000373394/2023	Office where deed is registered	
Query Date	11/02/2023 3:13:44 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOHAM BASU 1,NETAJI SUBHAS ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8981218451, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 1,09,68,285/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 73/- (Article:E, M(a,))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190201806/2023		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-97	RS-4412	Bastu Shali	6.7101 Dec		15,66,911/-	Width of Approach Road: 20 Ft., , Project Name :
L2	RS-97	RS-4364	Bastu Shali	6.7101 Dec		15,66,911/-	, Project Name :
L3	RS-97	RS-4361	Bastu Shali	6.7101 Dec		15,66,911/-	Width of Approach Road: 20 Ft., , Project Name :
L4	RS-97	RS-4527	Bastu Shali	6.71 Dec		15,66,888/-	Width of Approach Road: 20 Ft., , Project Name :
L5	RS-97	RS-4343	Bastu Shali	6.71 Dec		15,66,888/-	Width of Approach Road: 20 Ft., , Project Name :
L6	RS-97	RS-4419	Bastu Shali	6.71 Dec		15,66,888/-	Width of Approach Road: 20 Ft., , Project Name :
L7	RS-97	RS-5163	Bastu Shali	6.71 Dec		15,66,888/-	Width of Approach Road: 20 Ft., , Project Name :
		TOTAL :		46.9703Dec	0 /-	109,68,285 /-	
Grand Total :				46.9703Dec	0 /-	109,68,285 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AVOCADO CONSTRUCTION PRIVATE LIMITED City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx1h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	BELLVIEW NIWAS PRIVATE LIMITED City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx9r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	BISQUE CONSTRUCTIONS PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx0b,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
4	GURUNAM REALTORS PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx7P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
5	SKYBEANS COMPLEX PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx6J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
6	SWARNYUG HIRISE PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx4D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
7	SASWAT RESIDENCY PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx9B,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 City:- Not Specified, P.O:- KOLKATA GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr JITENDRA KUMAR SINGH (Presentant) Son of Mr RAMCHABBILA SINGH Date of Execution - 11/02/2023, , Admitted by: Self, Date of Admission: 11/02/2023, Place of Admission of Execution: Office	 Feb 11 2023 3:40PM	 LTI 11/02/2023	 11/02/2023

City:- Not Specified, P.O:- MOREPUKUR, 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 Not Provided Status : Representative, Representative of : AVOCADO CONSTRUCTION PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), BELLVIEW NIWAS PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), BISQUE CONSTRUCTIONS PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), GURUNAM REALTORS PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), SKYBEANS COMPLEX PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), SWARNYUG HIRISE PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), SASWAT RESIDENCY PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE)

2	Name	Photo	Finger Print	Signature
	Mr RAVI KHAITAN Son of Mr NIRMAL KUMAR KHAITAN Date of Execution - 11/02/2023, , Admitted by: Self, Date of Admission: 11/02/2023, Place of Admission of Execution: Office			
		Feb 11 2023 3:41PM	LTI 11/02/2023	11/02/2023
City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ALxxxxx2D,Aadhaar No Not Provided Status : Representative, Representative of : DTC PROJECTS PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr LAKHIKANTA HALDAR Son of Mr MADHU HALDAR 53/1,MATILAL GUPTA ROAD, City:- Not Specified, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008			
	11/02/2023	11/02/2023	11/02/2023
Identifier Of Mr JITENDRA KUMAR SINGH, Mr RAVI KHAITAN			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	AVOCADO CONSTRUCTION PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-6.7101 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BELLVIEW NIWAS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-6.7101 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	BISQUE CONSTRUCTIONS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-6.7101 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	GURUNAM REALTORS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-6.71 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SKYBEANS COMPLEX PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-6.71 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SWARNYUG HIRISE PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-6.71 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SASWAT RESIDENCY PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-6.71 Dec

On 11-02-2023

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

Presented for registration at 15:16 hrs on 11-02-2023, at the Office of the A.R.A. - II KOLKATA by Mr JITENDRA KUMAR SINGH ,.

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 1,09,68,285/-

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

Execution is admitted on 11-02-2023 by Mr RAVI KHAITAN, AUTHORISED REPRESENTATIVE, DTC PROJECTS PRIVATE LIMITED, City:- Not Specified, P.O:- KOLKATA GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr LAKHIKANTA HALDAR, , Son of Mr MADHU HALDAR, 53/1,MATILAL GUPTA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Execution is admitted on 11-02-2023 by Mr JITENDRA KUMAR SINGH, AUTHORISED REPRESENTATIVE, BELLVIEW NIWAS PRIVATE LIMITED, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED REPRESENTATIVE, AVOCADO CONSTRUCTION PRIVATE LIMITED, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED REPRESENTATIVE, GURUNAM REALTORS PRIVATE LIMITED, City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED REPRESENTATIVE, SKYBEANS COMPLEX PRIVATE LIMITED, City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED REPRESENTATIVE, SWARNYUG HIRISE PRIVATE LIMITED, City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED REPRESENTATIVE, SASWAT RESIDENCY PRIVATE LIMITED, City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED REPRESENTATIVE, BISQUE CONSTRUCTIONS PRIVATE LIMITED, City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr LAKHIKANTA HALDAR, , Son of Mr MADHU HALDAR, 53/1,MATILAL GUPTA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

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

On 13-02-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 261319, Amount: Rs.100.00/-, Date of Purchase: 07/02/2023, Vendor name: A K SAHA



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 65227 to 65273
being No 190201838 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.02.14 14:57:03 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 2023/02/14 02:57:03 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)