

018027/23

I-17888/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

District Sub-Register-II  
Alipore, South 24-Parganas

19 DEC 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, (1) MR. AMIT GHOSH, (PAN:AHNPG7172P) (AADHAR NUMBER: 9813 0417 7819) son of Mr. Taapan Ghosh, residing at P.S. Bishnupur, P.O. Bishnupur, District South 24 Paraganas, West Bengal-743503, (2) MR. SAMBIT BASU (PAN:ANCPB9442Q) (AADHAR NUMBER: 4067 8902 7498) son of Late Sabyasachi Basu, residing at Samannoy Park, P.S. Mahestala, P.O. Joteshiprampur, District South 24 Paraganas, West Bengal-700141, 3 and 4 both by Nationality Indian, by occupation business by religion Hindu (hereinafter collectively referred to as the "APPOINTERS") SEND GREETINGS :

114268

NO. .... Sold to

M/S D.T.C. Projects P. Ltd

Address.....

Rs.....

1, N.S. Rd

Date, .....

14 DEC 2023

201-1

**SIPRA DEY**

Licence No.: 180

Code 14 DEC 2023

1, N. S. Road, Kolkata-700 001

14 DEC 2023



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS, ALIPORE  
14 DEC 2023

**WHEREAS:-**

A. We, the Appointers herein, are the owners in respect of **All That** piece and parcel of land measuring about **138.16 Decimals** equivalent to **83.59 Cottahs** more or less, lying and situated at Mouza Hatishala, J. L. No. 09, Police Station Kolkata Leather Complex, District South 24 Paraganas, more fully described in the **Schedule** hereunder written (hereinafter referred to as the "**said Land**").

B. By a Development Agreement dated the 15<sup>th</sup> day of December, 2023, being Deed No. 17877 for the year 2023 at the Office of D.S.R.-II, Alipore, South 24 Paraganas and made between the Appointers herein, therein referred to as the Owners of the One Part and **DTC Projects Private Limited** therein referred to as the Developer of the Other Part (hereinafter referred to as the "**Development Agreement**") the Appointers herein have retained and appointed DTC Projects Private Limited as the Developer and have further entrusted the development of the "**said Land**" by erecting residential/commercial building complex in or upon the land comprised in the "**said Land**" and the same in accordance with the Plan to be sanctioned by the competent authority and further as per the terms therein recorded.

C. Pursuant to the **Development Agreement**, we, the Appointers (Owners) above named, have agreed and decided to retain, appoint and constitute said DTC Projects Private Limited as our true and lawful Attorney to act jointly or severally in our name and on our behalf and on our account and to do all or any of the acts, deeds, matters and things hereafter stated but upon clarifying that notwithstanding anything to the contrary herein contained, it is expressly agreed that this power of attorney does not permit the Attorney or any of them to do any act deed or thing contrary to the agreed terms and conditions contained in the said Development Agreement.

**NOW KNOW YE ALL MEN BY THESE PRESENTS** that We, the **Appointers** abovenamed do hereby make nominate constitute retain and appoint and have made nominated constituted retained and appointed the said **DTC PROJECTS PRIVATE LIMITED**, having its Registered Office at 1, Netaji Subhas Road, Police Station-Hare Street, Post Office -General Post Office (GPO), Kolkata-700001 (hereinafter referred to as the said "**Attorneys**"), represented by its Authorized Signatory **Mr. Pratyush Jalan** (PAN: ACRPJ7454J) [AADHAR No. 2430 0243 3735], son of Mr. Dinesh Jalan residing at Flat No.7C to 7D, Devadwar Building, 34 Ballygunge Circular Road, P.S. and P.O. Ballygunge, Kolkata-700019, pursuant to the Resolution dated

Pratyush Jalan  
 DTC Projects Private Limited

10<sup>th</sup> August, 2023 passed by the Board of Directors , as our true and lawful Attorney to act jointly or severally in our name, on our behalf and on our account and to do all or any of the acts deeds matters and things relating to the said Land namely:

- a) To hold, defend possession of manage maintain protect and secure the said Land and do all acts deeds and things in connection therewith.
- b) To warn off and prohibit and if necessary proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said attorney may deem fit and proper.
- c) To appear and represent the Appointers before the concern Government Offices, Police authorities, Fire Brigade Authority, Electricity authorities, Urban Land Ceiling Authorities, Pollution Control related authorities, Airport Authority, Collector, District Magistrate, B.L.&L.R.O. and other Government authorities and/or departments, Central or State in connection with the development of the "said Land" and/or construction of the proposed new building complex and further to sign execute and deliver all necessary letters, statements, applications, declarations and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper;
- d) To demolish or cause to be demolished the existing structures, if any, of the "said Land" or portions thereof and for the said purpose to retain and appoint any contractor and to do all acts deeds matters and things as the said Attorney shall think proper;
- e) To bear and pay land applicable revenue, municipal taxes and other rates, taxes and outgoing on account and in respect of the "said Land" at the office of the said B.L. & L.R.O. and/or other concerned authorities and departments and for the said purpose to sign, execute and deliver all papers and documents and to do all acts, deeds, matters and things as the said Attorney shall think proper;
- f) To apply for and get our name mutated and recorded as the owners in respect of the "said Land" described in the Schedule hereunder written in the Record of Rights at the office of the B.L. & L.R.O. and/or other Government Authorities and/or departments and for the said purpose to do all acts, deeds, matters and things as our said Attorney shall think proper;

- g) To apply for and get the classification of the "said Land" changed into Bastu and/or similar classification in the Record of Rights at the office of the B.L. & L.R.O. and/or other Government Authorities and/or departments and for the said purpose to do all acts, deeds, matters and things as our said Attorney shall think proper;
- h) To do or cause to be done necessary measurement survey, soil testing and such other acts at or upon the land comprised in the "said Land" as our said Attorney shall think proper;
- i) To apply for and obtain all necessary sanctions, permissions, No Objections and clearances from the appropriate Government authorities and/or departments including necessary sanction of plan from the competent authority for development of the "said Land" and/or construction of proposed building complex in or upon the land comprised in the "said Land" or portion thereof and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper;
- j) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by competent authority, Fire Brigade authorities, Police authorities and other Government authorities and/or departments as may from time to time be necessary or required for the development of the "said Land" and/or demolition of the existing structures comprised in the "said Land" and/or construction of proposed building complex or other structures in or upon the land comprised in the "said Land" and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper;
- k) To apply for and submit the applied sanction plan's modification, revision, alterations and/or renewal if required thereafter, with the Panchayat/Municipality and/or any Government department and/or other concerned authorities and to pay fees and obtain such modification, revision, alteration and/or renewal and/or such other orders and permissions as be expedient therefore.
- l) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the "said Land" and/or the new building complex and other structures as may hereafter be erected and the same in such name or names as the said Attorney shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations,

undertakings and Bonds as also to do all acts deeds matters and things as the said Attorney shall think proper;

- m) To undertake and carry out the construction of the proposed building complex as per the plan as may be sanctioned by the competent authority and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things as our said Attorney shall think proper;
- n) To apply for and obtain all licenses, registrations and permissions as may be required for construction of the New Building/s at the said Land.
- o) To apply for and obtain Completion or Occupancy Certificate, as the case may be from Panchayat/Municipality and/or any Government department and/or other concerned authorities.
- p) To represent before any competent or statutory authority in connection with the upcoming project at the said Land and To apply for and obtain registration under the West Bengal Housing Real Estate Regulatory Authority (WBRERA) and all other acts and statutes, as applicable and to obtain all licenses and permissions there under for the purpose of development work of the Project and for the said purpose to do all acts, deeds, matters and things as our said Attorney shall think proper.
- q) To institute and/or prosecute all or any suits, appeals, Revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the "said Land" and/or construction of the proposed new building complex in or upon the land comprised in the "said Land" as per the plan to be sanctioned by the competent authority and for the said purpose, to do all acts deeds matters and things as our said Attorney shall think proper;
- r) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the "said Land" and/or construction of the proposed new building complex and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper;
- s) To sign execute affirm and verify all plaints, Written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations as our said Attorney shall think proper;

- t) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the "said Land" and/or construction of the proposed new building complex thereat and the same on such terms and as our said Attorney shall think proper;
- u) To pay the fees and other costs charges and expenses for obtaining all required sanctions and/or permissions and/or clearances and No Objection Certificates including the sanction of plan as also obtaining of public utility services and further to do all acts deeds matters and things as our said Attorney shall think proper;
- v) To retain and appoint Advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as our said Attorney shall think proper;
- w) To retain and appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, plumbers, Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the "said Land" and the same for such salaries or remuneration or charges and on such terms and conditions as our said Attorney shall think proper;
- x) After sanction of plans and as provided in the Development Agreement, to obtain loans, project/construction loans and finance from Banks, Financial Institutions and other parties for carrying out development of the "said Land" as also construction of the proposed building thereat and further to secure the repayment thereof and for the said purpose to sign, execute and deliver all deeds, documents and papers as also to do all deeds, acts, matters and things as our said Attorney shall think proper;
- y) To sign any documents, papers, instruments, deeds as may be required by the Attorney (Developer) for obtaining Project Finance/Construction Loan from any Bank/Financial Institution/NBFC/Private Equity Fund after the plan is sanctioned and execute and register any Deed of Mortgage for such purposes and in connection therewith.
- z) To allow the intending buyers/transferees agreeing to purchase any part of entire project (entire saleable areas plus car parking spaces), to take loan/finance/advance in respect thereof and to accept confirm and become a party to the loan agreements or other documents required for grant of loans or other finances in favour of the intending transferees through any Banks or Financial Institutions.

- aa) From time to time to apply for and have the sanctioned plan modified, renewed, varied, alter, revalidate and/or rectified by the competent authority and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said Attorney shall think proper;
- bb) To market the New Building/s project, advertise and publicize the New Building/s and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same.
- cc) To negotiate, take bookings, enter into agreements, memorandum of understanding, letters of allotment and nominations and/or documents of whatsoever nature in respect of the entire project (entire saleable areas plus car parking spaces) or any part thereof and if necessary to amend, modify, alter or cancel the same.
- dd) To sell, transfer or otherwise dispose of the flats, offices, shops, show rooms and other spaces of the proposed Building Complex to be erected at the "said Land" and for the said purposes, to sign execute and deliver the Sale Deeds, Transfer deeds, Lease deeds and other deeds, documents and Agreements as may from time to time be required and as our said Attorney shall think proper;
- ee) To appear before the appropriate Registering authorities and to present the Agreements for Sale, Sale Deeds, lease deeds, Transfer Deeds, Deed(s) of Boundary Declaration and other deeds, documents and Agreements after execution of the same and further to admit the execution of the same and do all acts, deeds matters and things for completion of Registration thereof and as our said Attorney shall think proper;
- ff) To receive realise and recover the amounts of earnest moneys, deposits, part payments and consideration moneys for and on account of sale and/or transfer of residential flats, offices, shops, show room and other spaces of the proposed building complex in terms of the Development Agreement and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper;
- gg) To represent the Appointers and to complete the sale and/or transfer of entire project (entire saleable areas plus car parking spaces) including the undivided share in the land.
- hh) To transfer by way of gift a strip of land and/or corner splay in favour of Panchayat/Municipality and/or any Government department for enhancement of

the Floor Area Ratio (FAR) in the building plan to be sanctioned and for the said purpose to sign, execute and register appropriate Deed, documents and papers in favour of Panchayat/Municipality and/or any Government department and also to do all acts, deeds and matters and things as our said Attorney shall think proper.

- ii) To obtain loans and/or financial assistance from Banks, Financial Institutions and other parties by the way equitable mortgage by depositing original title documents and also to do all acts, deeds and matters and things as our said Attorney shall think proper.
- jj) For all or any of the powers and authorities herein contained to sign execute register affirm and/or deliver all documents, declarations, affidavits, undertakings, indemnities as may in any way be required to be so done and to appear and represent the Appointers before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution of and to acknowledge and register or have registered and perfected all such documents instruments papers and writings signed by the Appointers or by the Appointers' said Attorney by virtue of the powers hereby conferred.
- kk) **AND GENERALLY** to do all that is or may be necessary for carrying out the development of the "said Land" and/or construction of the proposed building complex thereat and as our said Attorney shall think proper;

**AND** we, the Appointers abovenamed do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney acting as aforesaid, lawfully do.

**THE SCHEDULE ABOVE REFERRED TO**

**"said Land"**

**ALL THAT** piece and parcel of land measuring about **138.16 Decimals** equivalent to **83.59 Cottahs** more or less comprised in R.S. and L.R. Dag Nos. 851(P), 854(P), 855, 864(P), 865(P), 866(P), 867(P) and 868(P) lying and situated at Mouza Hatishala, J. L. No. 09, Police Station Kolkata Leather Complex, District South 24 Paraganas.

L.R. Dag Numbers	L.R. Khatian Numbers	Area (Decimal)

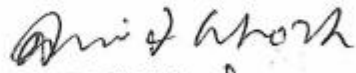
851(P)	1221, 3384, 4135	9.58
854(P)	4135	6.28
855	3384, 1221	40.72
864(P)	3030, 3919	9.97
865(P)	3030	0.95
866(P)	3030	0.08
867(P)	4135	64
868(P)	4135	6.58
	<b>Total</b>	<b>138.16</b>


**IN WITNESS WHEREOF** we, the Appointers above named have hereunto set and subscribed our respective hands, seal and signature on this 19<sup>th</sup> day of December, Two Thousand and Twenty-Three (2023).

**SIGNED EXECUTED AND DELIVERED**

by the Appointers abovenamed all at  
Kolkata in the presence of:

1. Indhojit Choudhury.  
Sof Satyendra Choudhury.  
PS Corporate Park, Sector IV.  
Kolkata.
2. Soham Basu  
S/o Sudarsan Basu  
360C, P.T. Road  
Kolkata-700071.

  
AMIT GHOSH

  
SAMBIT BASU

**SIGNED EXECUTED AND ACCEPTED**

by the Attorney abovenamed at  
Kolkata in the presence of:

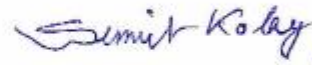
**DTC PROJECTS PVT LTD**
  
**Authorised Signatory**
**M/S. DTC PROJECTS PRIVATE LIMITED**

represented by its Authorized Signatory Pratyush Jalan







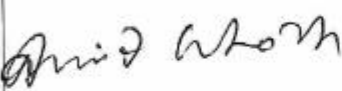











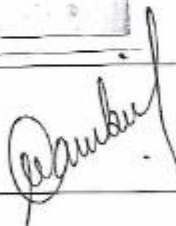












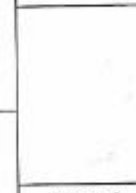




1. Jitnasit Choudhry,  
S/O Satyendra Choudhry,  
PB Corporate Park, Sector V  
Kolkata 700091

2. Soham Basu  
S/O Sudarsan Basu  
360c, P.T. Road  
Kolkata 700041.

**Drafted by:**

  
 ADJ  
 F/380/2014  
 Calcutta High Court

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signatures of the executants  Presentants					
						
		Little	Ring	Middle (left)	Fore (hand)	Thumb
						
		Thumb	Fore	Middle (right)	Ring (hand)	Little
						
		Little	Ring	Middle (left)	Fore (hand)	Thumb
						
		Thumb	Fore	Middle (right)	Ring (hand)	Little
						
		Little	Ring	Middle (left)	Fore (hand)	Thumb
						
		Thumb	Fore	Middle (right)	Ring (hand)	Little

### Major Information of the Deed

Deed No :	I-1602-17888/2023	Date of Registration	19/12/2023
Query No / Year	1602-8003114136/2023	Office where deed is registered	
Query Date	19/12/2023 12:45:31 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S K Lath And Co Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 7439680697, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 5,62,58,820/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160217877/2023		







### Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, Pin Code : 700135

Sch No	Plot Number	Khatlan Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-851	LR-1221	Bastu	Shali	1.88 Dec		7,65,537/-	Property is on Road , Project Name :
L2	LR-851	LR-3384	Bastu	Shali	5.7 Dec		23,21,043/-	Property is on Road , Project Name :
L3	LR-851	LR-4135	Bastu	Shali	2 Dec		8,14,401/-	Property is on Road , Project Name :
L4	LR-854	LR-4135	Bastu	Shali	6.28 Dec		25,57,219/-	Property is on Road , Project Name :
L5	LR-855	LR-3384	Bastu	Shali	32 Dec		1,30,30,416/-	Property is on Road , Project Name :
L6	LR-855	LR-1221	Bastu	Shali	8.72 Dec		35,50,788/-	Property is on Road , Project Name :
L7	LR-864	LR-3030	Bastu	Shali	2.73 Dec		11,11,657/-	Property is on Road , Project Name :
L8	LR-864	LR-3919	Bastu	Shali	7.24 Dec		29,48,132/-	Property is on Road , Project Name :
L9	LR-865	LR-3030	Bastu	Shali	0.41 Dec		1,66,952/-	Property is on Road , Project Name :

L10	LR-865	LR-3030	Bastu	Shali	0.54 Dec		2,19,888/-	Property is on Road , Project Name :
L11	LR-866	LR-3030	Bastu	Shali	0.04 Dec		16,288/-	Property is on Road , Project Name :
L12	LR-866	LR-3030	Bastu	Shali	0.04 Dec		16,288/-	Property is on Road , Project Name :
L13	LR-867	LR-4135	Bastu	Shali	64 Dec		2,60,60,832/-	Property is on Road , Project Name :
L14	LR-868	LR-4135	Bastu	Shali	6.58 Dec		26,79,379/-	Property is on Road , Project Name :
		<b>TOTAL :</b>			<b>138.16Dec</b>	<b>0 /-</b>	<b>562,58,820 /-</b>	
		<b>Grand Total :</b>			<b>138.16Dec</b>	<b>0 /-</b>	<b>562,58,820 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr AMIT GHOSH</b>            Son of Mr Tapan Ghosh            Executed by: Self, Date of Execution: 19/12/2023            , Admitted by: Self, Date of Admission: 19/12/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>19/12/2023</p>	<p><b>Finger Print</b></p>  <p>Captured LTI 19/12/2023</p>	<p><b>Signature</b></p>  <p>19/12/2023</p>
<p>Bishnupur, City:- , P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx2P, Aadhaar No: 98xxxxxxxx7819, Status :Individual, Executed by: Self, Date of Execution: 19/12/2023            , Admitted by: Self, Date of Admission: 19/12/2023 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mr SAMBIT BASU</b>            Son of Mr Sabyasachi Basu            Executed by: Self, Date of Execution: 19/12/2023            , Admitted by: Self, Date of Admission: 19/12/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>19/12/2023</p>	<p><b>Finger Print</b></p>  <p>Captured LTI 19/12/2023</p>	<p><b>Signature</b></p>  <p>19/12/2023</p>
<p>Samannoy Park, City:- , P.O:- Joteshiprampur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx2Q, Aadhaar No: 40xxxxxxxx7498, Status :Individual, Executed by: Self, Date of Execution: 19/12/2023            , Admitted by: Self, Date of Admission: 19/12/2023 ,Place : Office</p>				

**Attorney Details :**

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

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Pratyush Jalan (Presentant)</b>                      Son of Mr Dinesh Jalan                      Date of Execution - 19/12/2023, , Admitted by: Self, Date of Admission: 19/12/2023, Place of Admission of Execution: Office                 </td> <td>                       Dec 20 2023 11:42AM                 </td> <td>                       Captured                      LTI                      20/12/2023                 </td> <td>                       20/12/2023                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Pratyush Jalan (Presentant)</b> Son of Mr Dinesh Jalan Date of Execution - 19/12/2023, , Admitted by: Self, Date of Admission: 19/12/2023, Place of Admission of Execution: Office	 Dec 20 2023 11:42AM	 Captured LTI 20/12/2023	 20/12/2023	34, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx4J, Aadhaar No: 24xxxxxxxx3735 Status : Representative, Representative of : DTC PROJECTS PRIVATE LIMITED (as AUTHORISED SIGNATORY)		
Name	Photo	Finger Print	Signature									
<b>Mr Pratyush Jalan (Presentant)</b> Son of Mr Dinesh Jalan Date of Execution - 19/12/2023, , Admitted by: Self, Date of Admission: 19/12/2023, Place of Admission of Execution: Office	 Dec 20 2023 11:42AM	 Captured LTI 20/12/2023	 20/12/2023									

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PRADIP KUMAR SINGH</b> Son of Mr B N SINGH 8, KIRON SANKAR ROY ROAD, City:- , P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	 19/12/2023	 Captured 19/12/2023	 19/12/2023
Identifier Of Mr AMIT GHOSH, Mr SAMBIT BASU, Mr Pratyush Jalan			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DTC PROJECTS PRIVATE LIMITED-1.88 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT GHOSH	DTC PROJECTS PRIVATE LIMITED-0.54 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DTC PROJECTS PRIVATE LIMITED-0.04 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT GHOSH	DTC PROJECTS PRIVATE LIMITED-0.04 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DTC PROJECTS PRIVATE LIMITED-64 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DTC PROJECTS PRIVATE LIMITED-6.58 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DTC PROJECTS PRIVATE LIMITED-5.7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DTC PROJECTS PRIVATE LIMITED-2 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DTC PROJECTS PRIVATE LIMITED-6.28 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DTC PROJECTS PRIVATE LIMITED-32 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT GHOSH	DTC PROJECTS PRIVATE LIMITED-8.72 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DTC PROJECTS PRIVATE LIMITED-2.73 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT GHOSH	DTC PROJECTS PRIVATE LIMITED-7.24 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DTC PROJECTS PRIVATE LIMITED-0.41 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatiasala, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 851, LR Khatian No:- 1221	Owner:স্বয়ং জলি সান্টুই, Address:মিড , Classification:স্বয়ং, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 851, LR Khatian No:- 3384	Owner:স্বয়ং জলি সান্টুই, Gurdian:স্বয়ং জলি সান্টুই, Address:মিড , Classification:স্বয়ং, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 851, LR Khatian No:- 4135	Owner:স্বয়ং জলি সান্টুই, Gurdian:স্বয়ং জলি সান্টুই, Address:মিড , Classification:স্বয়ং, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 854, LR Khatian No:- 4135	Owner:স্বয়ং জলি সান্টুই, Gurdian:স্বয়ং জলি সান্টুই, Address:মিড , Classification:স্বয়ং, Area:0.13000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 855, LR Khatian No:- 3384	Owner:স্বয়ং জলি সান্টুই, Gurdian:স্বয়ং জলি সান্টুই, Address:মিড , Classification:স্বয়ং, Area:0.32000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 855, LR Khatian No:- 1221	Owner:স্বয়ং জলি সান্টুই, Address:মিড , Classification:স্বয়ং, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 864, LR Khatian No:- 3030		Owner Name not selected by applicant.
L8	LR Plot No:- 864, LR Khatian No:- 3919	Owner:স্বয়ং জলি সান্টুই, Gurdian:স্বয়ং জলি সান্টুই, Address:মিড , Classification:স্বয়ং, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 865, LR Khatian No:- 3030		Owner Name not selected by applicant.
L10	LR Plot No:- 865, LR Khatian No:- 3030		Owner Name not selected by applicant.
L11	LR Plot No:- 866, LR Khatian No:- 3030		Owner Name not selected by applicant.
L12	LR Plot No:- 866, LR Khatian No:- 3030		Owner Name not selected by applicant.
L13	LR Plot No:- 867, LR Khatian No:- 4135	Owner:স্বয়ং জলি সান্টুই, Gurdian:স্বয়ং জলি সান্টুই, Address:মিড , Classification:স্বয়ং, Area:0.65000000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 868, LR Khatian No:- 4135	Owner:স্বয়ং জলি সান্টুই, Gurdian:স্বয়ং জলি সান্টুই, Address:মিড , Classification:স্বয়ং, Area:0.07000000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 160217888 / 2023**

**On 19-12-2023**

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

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

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

Presented for registration at 13:09 hrs on 19-12-2023, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr Pratyush Jalan ,.

**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 5,62,58,820/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 19/12/2023 by 1. Mr AMIT GHOSH, Son of Mr Tapan Ghosh, Bishnupur, P.O: Bishnupur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Business, 2. Mr SAMBIT BASU, Son of Mr Sabyasachi Basu, Samannoy Park, P.O: Joteshiprampur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Business Indelified by Mr PRADIP KUMAR SINGH, , , Son of Mr B N SINGH, 6, KIRON SANKAR ROY ROAD, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 19-12-2023 by Mr Pratyush Jalan, AUTHORISED SIGNATORY, DTC PROJECTS PRIVATE LIMITED, 1, Netaji Subhas Road,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indelified by Mr PRADIP KUMAR SINGH, , , Son of Mr B N SINGH, 6, KIRON SANKAR ROY ROAD, P.O: G P O, 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 39,00/- ( E = Rs 7,00/- ,H = Rs 28,00/- ,M(b) = Rs 4,00/- ) and Registration Fees paid by Cash Rs 39,00/-

**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 021904, Amount: Rs.100.00/-, Date of Purchase: 14/12/2023, Vendor name: Sipra Dey



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I | SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 1684 to 1703

being No 160217888 for the year 2023.



*Suman*

Digitally signed by Suman Basu  
Date: 2024.01.02 15:58:48 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 02/01/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.