

12/21/2024

D-12602/2024

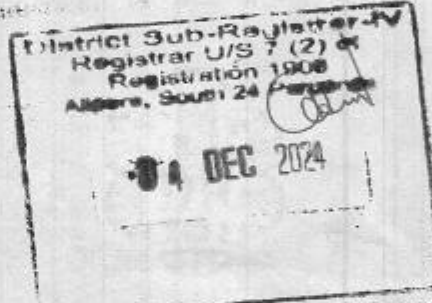


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AV 006068

04/12/2024
 8003078554/2024

Certified that the document is admitted the Registrar's The signature sheets and the endron... with the document



DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that (1) MR. AMIT GHOSH, **MASKED** **MASKED** (PAN: [REDACTED] 7019) son of Mr. Taapan Ghosh, residing at P.S. Bishnupur, P.O. Bishnupur, District South 24 Paraganas, West Bengal-743503, (2) MR. SAMBIT BASU **MASKED** **MASKED** (PAN: [REDACTED] 7019) son of Late Sabyasachi Basu, residing at Samannoy Park, P.S. Mahestala, P.O. Joteshiprampur, District South 24 Paraganas, West Bengal-700141, both by Nationality Indian, by occupation business by religion Hindu (hereinafter collectively referred to as the "APPOINTERS") **SEND GREETINGS :**

18/12/24

Serial No.....
Name.....
Address.....



04 DEC 2024

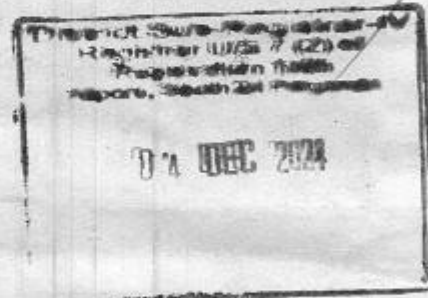
Prop :- Srikanth Sankari
Licenced Stamp Vender
BACHAN BANGA
23, Bankshall Street
Kolkata - 700 001

04 DEC 2024

530360



Aangronj Singh
c/o Pawan Singh
Upperkulti, Bahel
Kulti, Paschim
Bengal
PIN: 713342



WHEREAS:-

A. We, the Appointers herein, are the owners in respect of **All That** piece and parcel of land measuring about **41.50 Decimals equivalent to 25.10 Cottahs** more or less comprised in R.S. and L.R. Dag Nos. 854 and 868, 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 4th day of December, 2024, being Deed No. 12600 for the year 2024 at the Office of D.S.R.- IV, 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. Ravi Khaitan** (PAN: ALLPK0522D) (AADHAR No. 7758 4646 2965), son of Late Nirmal Kumar Khaitan, working for gain at 1, Netaji Subhas Road, Police Station-Hare Street, Post Office -General Post Office (GPO), Kolkata-700001 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 outgoings 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 complaints, 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 admeasuring **41.50 Decimals equivalent to 25.10 Cottahs** more or less comprised in **R.S. and L.R. Dag Nos. 854 and 868**, lying and situated

at Mouza Hatishala, J.L.No.09, P.S. Kolkata Leather Complex, District South 24 Parganas,
under Beonta II Gram Panchayat.

Details of dag area are as follows:

Dag No.	Area (Decimal)
854	22.93
868	18.57
Total	41.50

IN WITNESS WHEREOF we, the Appointers above named have hereunto set and
subscribed our respective hands, seal and signature on this day of **December, Two**
Thousand and Twenty-Four(2024).

SIGNED EXECUTED AND DELIVERED

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

1. *Anguraj Singh*
P.O. & P.S.: Kultu
PIN: 712343.

2. *Sudeep Chaurahoty*
Kolkata - 700156.

Amit Ghosh

AMIT GHOSH

Sambit Basu
SAMBIT BASU

SIGNED EXECUTED AND ACCEPTED

by the **Attorney** abovenamed at
Kolkata in the presence of:

1. *Soham Basu*
3600, P.T. Road
Kolkata - 700041

2. *Sumit Kolay*
42 A.C. Ranjan Street
Konnagar, Hooghly -
712235

DTC PROJECTS PVT LTD

Ravi Khaitean
Authorised Signatory

M/S. DTC PROJECTS PRIVATE LIMITED
represented by its Authorized Signatory Ravi Khaitean

Drafted by me:
Soham Basu
Alipore Judges Court
F/ 2388 / 2031 / 2019.

SPECIMEN FORM FOR TEN FINGER PRINTS



Ravi Chharia

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



Ravi Khosla

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

MASKED



Ravi Khosla

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

MASKED



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



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	8003078554/2024	Office where deed will be registered
Query Date	04/12/2024 4:12:58 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Aangraj Singh High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 7001605259, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 2,15,10,799/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160412600/2024	

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-854		Bastu	Shali	22.93 Dec		1,18,85,364/-	Width of Approach Road: 12 Ft., , Project Name :
L2	LR-868		Bastu	Path	18.57 Dec		96,25,435/-	Width of Approach Road: 12 Ft., , Project Name :
			TOTAL :		41.5Dec	0 /-	215,10,799 /-	
			Grand Total :		41.5Dec	0 /-	215,10,799 /-	

AS- 1 of 3

Query No: 8003078554 of 2024, Printed On :
Dec 4 2024 4:18PM, Generated from
Registration office

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Amit Ghosh Son of Mr Tapan Ghosh 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.:: ahxxxxx2p,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 04/12/2024	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 04/12/2024
2	Mr Sambit Basu (Presentant) Son of Mr Sabyasachi Basu Samannay Park, Joteshibrampur,, City:- , P.O:- Joteshibrampur, P.S:-Maheshtala, District:-South 24- Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: anxxxxx2q,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 04/12/2024	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 04/12/2024

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	DTC PROJECTS PRIVATE LIMITED 1, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx6K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Ravi Khaitan Son of Late Nirmal Kumar Khaitan 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	DTC PROJECTS PRIVATE LIMITED (as Authorised Signatory)

Identifier Details :

Name & address
Mr Angraj Singh Son of Mr Binay Kr Singh Upperkulti, Bohal, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Amit Ghosh, Mr Ravi Khaitan, Mr Sambit Basu

AS- 2 of 3

Query No: 8003078554 of 2024, Printed On :
Dec 4 2024 4:18PM, Generated from:
Registration office

Major Information of the Deed

Deed No :	I-1604-12602/2024	Date of Registration	04/12/2024
Query No / Year	1604-8003078554/2024	Office where deed is registered	
Query Date	04/12/2024 4:12:58 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aangraj Singh High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 7001605259, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 2,15,10,799/-	
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]:- 160412600/2024		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-854		Bastu	Shali	22.93 Dec		1,18,85,364/-	Width of Approach Road: 12 Ft. , , Project Name :
L2	LR-868		Bastu	Path	18.57 Dec		96,25,435/-	Width of Approach Road: 12 Ft. , , Project Name :
		TOTAL :			41.5Dec	0 /-	215,10,799 /-	
	Grand Total :				41.5Dec	0 /-	215,10,799 /-	

Principal Details :



SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Amit Ghosh Son of Mr Tapan Ghosh Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office		 Captured	
		04/12/2024	LTI 04/12/2024	04/12/2024

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 Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Sambit Basu (Presentant) Son of Mr Sabyasachi Basu Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office		 Captured	
	04/12/2024	LTI 04/12/2024	04/12/2024	
Samannay Park, Joteshibrampur,, City:- , P.O:- Joteshibrampur, 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 Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DTC PROJECTS PRIVATE LIMITED 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, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Ravi Khaitan Son of Late Nirmal Kumar Khaitan Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office
	
	 Captured
	Dec 4 2024 4:20PM
	LTI 04/12/2024
	04/12/2024
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.:: ALxxxxxx2D,Aadhaar No Not Provided Status : Representative, Representative of : DTC PROJECTS PRIVATE LIMITED (as Authorised Signatory)	

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aangraj Singh Son of Mr Binay Kr Singh Upperkulti, Bohal, City:- , P.O:- Kulti, P.S:- Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343		 Captured	
	04/12/2024	04/12/2024	04/12/2024
Identifier Of Mr Amit Ghosh, Mr Ravi Khaitan, Mr Sambit Basu			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Amit Ghosh	DTC PROJECTS PRIVATE LIMITED-15.88 Dec
2	Mr Sambit Basu	DTC PROJECTS PRIVATE LIMITED-7.05 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Sambit Basu	DTC PROJECTS PRIVATE LIMITED-18.57 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 854		Owner Name not selected by applicant.
L2	LR Plot No:- 868		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160412602 / 2024

On 04-12-2024

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 16:17 hrs on 04-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Sambit Basu , one of the Executants.

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 2,15,10,799/-

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

Execution is admitted on 04/12/2024 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, Samannay Park, Joteshibrampur,, P.O: Joteshibrampur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Business

Indetified by Mr Aangraj Singh, , , Son of Mr Binay Kr Singh, Upperkulti, Bohal, P.O: Kulti, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-12-2024 by Mr Ravi Khaitan, 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

Indetified by Mr Aangraj Singh, , , Son of Mr Binay Kr Singh, Upperkulti, Bohal, P.O: Kulti, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Advocate

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 18194, Amount: Rs.100.00/-, Date of Purchase: 04/12/2024, Vendor name: Bachan Ganga



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 362813 to 362830

being No 160412602 for the year 2024.



(Anupam Halder)

(Anupam Halder) 05/12/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

Government of West Bengal
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
District South 24-Parganas

Ref.: AIN 16042024112602487576 (Application for certified copy of registered deed) dated
12/19/2024

Total amount of duties/fees paid: Rs. 153.00/- (Rupees one hundred and fifty-three) only

Certified to be a true copy of the deed being No. 12602 for the year 2024 of OFFICE OF THE
D.S.R. - IV SOUTH 24-PARGANAS.

Digitally signed by Anupam Halder
D.S.R. - IV SOUTH 24-PARGANAS
1/2/2025 3:35:21 PM