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ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

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



Additional Registrar
of Assurances-II Kolkata

05 OCT 2024

DEVELOPMENT AGREEMENT

1. **Date:** 27th September, 2024
2. **Place:** Kolkata

3. Parties:

3.1

Sl.	Company Name	PAN
1	STREEDOM REAL ESTATE PRIVATE LIMITED	AAWCS3440D
2	OCTAGON TRADELINKS PRIVATE LIMITED	AABCO1747N
3	SUNLIKE DEVELOPERS PRIVATE LIMITED	AAWCS6236K
4	WELLPAN INFRACON PRIVATE LIMITED	AABCW7260N
5	OVERWEEN ESTATES PRIVATE LIMITED	AACCO2356A
6	NECTARINE COMPLEX PRIVATE LIMITED	AAFNC1205N
7	NIGHTANGELS COMPLEX PRIVATE LIMITED	AAFNC0651C
8	ONETOUCH REALCON PRIVATE LIMITED	AACCO2465L
9	NAMCHI DEVCON PRIVATE LIMITED	AAECN1882A
10	SEABIRD NIWAS PRIVATE LIMITED	AASCS3516N
11	MISTYROSE CONSTRUCTION PRIVATE LIMITED	AAKCM1132E

All are Companies within the meaning of the Companies Act, 2013, having their respective registered offices at Diamond Harbour Road, Joka, P. O. - Joka, P. S. - Bishnupur, South 24 Parganas, West Bengal, Pin code - 700 104, represented by its representative Mr. Jitendra Kumar Singh, son of Late Ram Chabila Singh, by religion Hindu, by Occupation - Service, citizen of India, residing at 2, Dakshinpara 3rd Lane, Rishra, P. O. - Morepukur, Hooghly - 712250, having Income Tax Permanent Account No. ENOPS1448K, Aadhaar No. 4353 4807 0521, hereinafter collectively referred to as the **"Owners"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and assigns) of the **One Part**.

And

3.2 DTC PROJECTS PRIVATE LIMITED, a Company within the meaning of the Companies Act, 1956 having its registered office at 1, Netaji Subhas Road, P.S - Hare Street, P.O. - G.P.O, Kolkata - 700 001 and Income Tax Permanent Account Number AAECN1016K represented by its authorised signatory Mr. Ravi Khaitan, son of Late Nirmal Kumar Khaitan, by religion Hindu, by occupation Businessman, citizen of India, residing at 152-2, Block-B, Bangur Avenue, P. S. - Lake Town, P.O. - Bangur Avenue, Kolkata - 700 055 and having Income Tax Permanent Account Number ALLPK0522D and Aadhaar Number 7758 4646 2965 and hereinafter referred to as the **"Developer"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the **Other Part**.

The Owner and Developer shall hereafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

4.1.1 The Owners claims to be seized, possessed and otherwise well and sufficiently entitled to of all that the pieces and parcels of Land measuring **97.70 Decimals** more or less having rayati rights therein and comprised in L.R. Dag No. 4291 measuring about 4.70769 Decimals more or less, L.R. Dag No. 4327 measuring 6.9 Decimals more or less, L.R. Dag No. 4292/5210 measuring 86.0943 Decimals more or less, all corresponding to several khatians and all lying and situated at Mouza - Matiagacha, J.L. No.187, within the territorial jurisdiction of Rajarhat Police Station and within the local limits of Kulerdari Gram Panchayat and in the District of 24 Parganas (North) and became entitled to record their names in the records of right of the Government of West Bengal.

4.1.2 The Developer is carrying on business of construction and development of real estate and the Developer has infrastructure and expertise in this field and can also market the constructed spaces in the buildings proposed to be completed and/or constructed on the Said Land to intending transferees. The Developer has the necessary resources to complete the Project and to make arrangements for the funds required for the same and the Developer has the financial capability to carry out, complete and finish the Project.

4.1.3 Pursuant to the decision of the Owners to develop the Said Land, discussions were held with the Developer for taking up the development of the Said Land by construction of an integrated housing project thereon, comprising of various types of Row Houses and/or Bungalows and/or Villas and/or residential apartments, car parking spaces, other spaces and various common areas and facilities to be constructed thereat and commercial exploitation of the same (hereinafter collectively referred to as the **Project**).

NOW THIS AGREEMENT CAPTURES THE BACKGROUND OF THE UNDERSTANDING AS AGREED UPON BETWEEN THE PARTIES HERETO AND WITNESSES, RECORDS AND BINDS THE PARTIES AS FOLLOWS:

5. Subject Matter of Agreement: Agreement between the Owners and the Developer with regard to development of ALL THAT the piece

or parcel of land measuring about 97.70 decimal be the same a little more or less, together with constructions thereon comprised in several Dags in Mouza Matiagacha, J. L. No. 187, Police Station Rajarhat, District North 24 Parganas as morefully described in the **Second Schedule** hereinafter referred to as "**the said Property**".

6. Representations and Background

6.1 Owners' Representations: The Owners have represented to the Developer as follows:

6.1.1 Ownership of the said Property: The Owners have purchased the said Property by virtue of the purchase deeds details whereof are mentioned in the **First Schedule** hereunder written.

6.1.2 Possession: The said Property is in the physical possession of the Owners.

6.1.3 Mutation: Major portion of the said Property has been mutated in the names of the Owners in the records under the West Bengal Land Reforms Act, 1955.

6.1.4 Authority: The Owners have full right, power and authority to enter into this Agreement and there is no legal bar or impediment regarding the same.

6.2 Developer's Representations: The Developer has represented to the Owners as follows:

6.2.1 Due Diligence: Prior to the execution of this Agreement, the Owners have furnished to the Developer copies of all deeds and documents relating to the said Property available with the Owners and have also answered and complied with all requisitions of the Developer relating to the said Property and the Developer has independently carried out independent due diligence, searches and investigation of title in respect of the said Property and the Owners' right, title and interest therein and the Developer confirms that the Owners shall not have any obligation regarding the above and the Developer shall not be entitled to raise any query or issue or make any claim whatsoever against the Owners regarding any of the above issues under any circumstance.

6.2.2 Infrastructure, Expertise and Financial Capacity of Developer: The Developer is carrying on business of construction and development of real estate and has necessary infrastructure and

expertise in this field and the financial capacity and resources to undertake the development of the said Property.

6.2.3 No Abandonment: The Developer shall not delay, abandon or neglect the Project in any manner and shall accord the necessary priority thereto.

6.2.4 Authority: The Developer has full right, power and authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.

6.3 Background: The Owners and the Developer have negotiated and upon such negotiation the Developer has agreed to take up the development of the said Property by making construction and marketing and selling the Units and other rights therein ("**Project**") as per the sanction received. Pursuant to the above, the parties agreed to the final terms and conditions for the Project, which are being recorded in this Agreement.

7. Basic Understanding:

7.1 Agreement: The Owners have made the said Property available for the purpose of development on the basis of the mutual understanding between the parties. The Developer has inspected and satisfied itself regarding the location, nature, character, classification, condition, etc. of the said Property. The Developer shall at its own costs develop the said Property and construct structures thereon in accordance with the plans ("**Building Plans**") that would be sanctioned and/or revised from time to time by the North 24 Parganas Zilla Parishad with specified areas, amenities and facilities to be enjoyed in common ("**New Buildings**") as per mutually agreed specifications in the manner envisaged in this Agreement. The saleable constructed spaces and other rights in the New Buildings ("**Units**") shall be transferable in favour of intending buyers ("**Transferees**"). The term 'Transferees' shall also include the Owners and the Developer in respect of any Unit(s) that may be retained by them respectively.

7.2 Developer to have development right: For the purposes of development, construction and commercial exploitation of the New Buildings and the Units comprised therein, the Owners hereby appoint the Developer to develop, construct, market and sell the New Buildings and the Units comprised therein and take all steps in terms of this Agreement.

8. Appointment and Commencement

8.1 Appointment and Acceptance: The Parties confirm acceptance of the Basic Understanding between them as recorded in Clause 7 and all other terms and conditions recorded in this Agreement. The Owners hereby appoint the Developer as the developer of the said Property to exclusively execute the Project in accordance with this Agreement. The Developer hereby accepts such appointment by the Owners.

8.2 Tenure: This Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed unless terminated earlier.

8.3 Project Implementation: The Developer is entitled to enter into the said Property in its entirety for the purpose of development in terms of this Agreement and to take all steps for development and sale in terms of this Agreement. The Developer is entitled to carry out survey, soil testing and other development and construction related works at the said Property and to do all things and to take all steps for the implementation of the Project. It is expressly made clear that such activities in respect of the said Property by the Developer for the purpose of development in terms of this Development Agreement are not intended to be and shall not be construed as transfer in terms of Section 2(47) of the Income Tax Act, 1961 or a transfer of possession under Section 53A of the Transfer of Property Act, 1882.

9. Sanction, Approvals and Construction

9.1 Sanction & Approvals: Within 3 months from the date of this Agreement, the Developer shall get the Building Plans prepared through the Architects at its own costs, charges and expenses and forward the same to the Owners for their approval. Upon receiving approval from the Owners, the Developer shall take steps, submit and obtain sanction of the Building Plans from the North 24 Parganas Zilla Parishad at its own cost, including payment of sanction fees within 1 month from the date of approval of the Building Plans by the Owners. All other sanctions, approvals, permissions, clearances, consents, no objections, registrations, licences, etc. that may be required for the implementation of the Project (collectively "**Approvals**") shall be obtained by the Developer at its own costs.

9.2 Architects and Consultants: The Architects and the other consultants, professionals, advisers, etc. for the Project shall be appointed and changed by the Developer from time to time. All fees, costs, charges and expenses payable to them shall be paid by the

Developer without the Owners having any liability or obligation for the same.

9.3 Demolition of Existing Building and Removal of Debris: Within 3 months from the date of sanction of the Building Plans and/or within a period of 6 months from the date of this Agreement, whichever is earlier, the Developer shall demolish the existing constructions and structures at the said Property, if any. The materials, salvage, debris etc. shall be removed and/or disposed of by the Developer who shall make the site ready in suitable condition for commencement of construction of the New Buildings.

9.4 RERA Registration & Compliances: Within 1 month from the date of sanction of the Building Plans, the Developer shall take steps and obtain the registration and/or approval of the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and the Rules, Regulations, directions and guidelines thereunder ("RERA") and/or any other applicable authority, for the time being in force, and in accordance with law and all costs, charges, expenses, outgoings and fees for the same shall be borne and paid by the Developer. The Developer undertakes to implement the Project strictly in accordance with all provisions of RERA which shall be duly complied with by the Developer in time without any breach, violation or default. All the functions, duties and obligations of the 'Promoter' under RERA shall be fully and solely complied with by the Developer. All filings, submissions and compliances required to be made under RERA shall be the sole responsibility and liability of the Developer. In the event of any interest, penalty, compensation, liability and/or other amounts becoming payable under and/or pursuant to RERA and/or any other applicable law (including to Transferees and third parties) and/or any punishment being ordered for any offence on any account whatsoever, then the same shall be the sole liability, obligation and responsibility of the Developer, who shall bear, pay and suffer the same. The Developer hereby indemnifies and agrees and undertakes to keep the Owners and their Directors fully indemnified against all losses, damages, claims, demands, actions, proceedings, costs, charges, expenses and liabilities whatsoever, if any, that the Owners and/or their Directors may suffer, incur, pay or be liable for in respect of the above.

9.5 Construction of New Buildings: The Developer shall commence construction of the New Buildings within 12 months from the date of sanction of the Building Plans or within a period of 18 months from the date of this Agreement, whichever is earlier. The Developer shall, at its own costs and expenses, construct, erect and complete the New Buildings in accordance with the Building Plans as per the

Specifications mentioned in the **Third Schedule** hereunder written or such other specifications as may be mutually agreed between the Owners and the Developer from time to time.

9.6 Completion Time: The Developer shall, at its own costs and expenses, construct, erect and complete the New Buildings in accordance with the Building Plans and the mutually agreed specifications within a period of 5 years from the date of sanction of the Building Plans subject to any further revision or within a period of 7 years from the date of this Agreement, whichever is later ("**Completion Time**"). The Developer shall be entitled to a further maximum period of 36 months from the date of expiry of the Completion Time as a grace period ("**Grace Period**"). Any delay that may be attributable to Force Majeure, shall also be added to the Completion Time and the Grace Period. In case of delay beyond the Grace Period that is not due to Force Majeure but is attributable to the Developer, then compensation as may be mutually agreed shall be payable by the Developer to the Owners for the period of such delay. Notwithstanding anything to the contrary contained elsewhere in this Agreement or any other document or otherwise, it is expressly agreed that neither any Force Majeure Events nor any terms and conditions of this Development Agreement including regarding Completion Time shall have any bearing on the dates of payment of the installments of the Deposit mentioned in Clause 12.2 which shall remain unchanged irrespective of any Force Majeure event or extension of the Completion Time or any other reason.

9.7 Common Portions: The Developer shall its own costs, construct and/or install and/or make available in the New Buildings, the common areas, amenities and facilities (collectively "**Common Portions**").

9.8 Building Materials: The Developer shall be entitled to apply for and obtain in its own name quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities required for the construction of the New Buildings.

9.9 Utility Connections: The Developer shall be entitled to use any existing electricity, water and any other utility connection at the said Property and shall be liable to pay the costs, charges and expenses for use of the same. The Developer shall be entitled to apply for and obtain temporary/permanent connections of water, electricity, drainage, and other utility connections in its own name without creating any liability of the Owners.

9.10 Co-operation: Both parties shall provide cooperation that may be necessary for successful completion of the Project.

10. Power of Attorney: The Owners shall grant to the Developer and its authorized representatives, a Power of Attorney for the purpose of, inter alia, getting the Building Plans sanctioned and obtaining all necessary Approvals for the Project without creating any financial or other liability or obligation upon the Owners. 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 Owners having any financial or other liability, responsibility or obligation. The Power of Attorney shall be co-terminus and co-existent with this Development Agreement and shall accordingly stand terminated automatically upon direct or indirect termination of this Development Agreement.

11. Sharing of Sale Proceeds of Saleable Constructed Spaces in the New Buildings:

11.1 Sale of Saleable Constructed Spaces: The saleable constructed spaces in the New Buildings upon development of the Project (including car parking spaces, servant quarters, open terraces etc. if any,) shall be sold together with undivided, indivisible, impartible, proportionate share and/or interest in the land comprised in the said Property and the Common Portions, and all receivables regarding the same as also any amount that may be received from the Transferees on account of interest, penalty, compensation and/or forfeited amount and/or transfer/nomination fee, etc. ("**Sale Proceeds**") shall be allocated between the parties as mentioned below. It is further clarified that the amounts receivable by the Developer under Clause 19.1 are not part of the Sale Proceeds and the same shall belong solely to the Developer.

11.2 Owners' Share of Sale Proceeds: The Owners' Share of Sale Proceeds shall mean Four per cent of the total Sale Proceeds, which shall be further distributed between the Owners as per their share of land.

11.3 Developer's Share of Sale Proceeds: The Developer's Share of Sale Proceeds shall mean Ninety-Six per cent of the Sale Proceeds.

12. Financials:

12.1 Project Finance: The Developer may obtain construction loan without in any manner creating any liability or obligation, financial or otherwise, on any of the Owners. The Developer shall be entitled to

mortgage such land area as has been and/or shall be mutually agreed upon separately between the Owners and the Developer. All documentation for such mortgage shall be executed by the Directors of the Owners Provided That the Directors of the Owners shall not have any liability, responsibility or obligation whatsoever to repay the loans obtained by the Developer and/or any interest, penalty or other amounts relating to the same. The Owners and/or their Directors shall not give any guarantee, personal, corporate or otherwise, for the loans obtained by the Developer. The Developer shall be solely liable and responsible for repaying the Project Finance / Project Finance Liability and/or the loans obtained by the Developer as also any interest, penalty, charges or other amounts relating to the same. The Developer hereby indemnifies and agrees and undertakes to keep the Owners and their Directors fully indemnified against all losses, damages, claims, demands, actions, proceedings, costs, charges, expenses and liabilities whatsoever, if any, that the Owners and/or their Directors may suffer, incur, pay or be liable for in respect of the above. It is agreed that Project Finance and/or any loan obtained regarding the said Property shall be used solely for the purpose of the Project at the said Property and that the disbursement of the Project Finance / loan shall be taken only after sanction of the Building Plans and commencement of construction.

12.2 Deposit: The Developer has on or before the execution of this Agreement deposited equally with the Owners an interest free refundable sum of Rs. 11,00,000/- (Rupees Eleven Lacs only).

12.3 Refund of the Deposit: Rs. 11,00,000/- (Rupees Eleven Lacs only) being the amount of the Deposit received by the Owners under this Agreement shall be refunded by the Owners to the Developer after completion of the Project and receipt of full Completion Certificate for all Phases. Upon prior written mutual consent, the said Deposit may also be adjusted with the revenue payable by the Developer to the Owners. The Directors of the Owners shall not have any liability or responsibility for such refund.

12.4 Goods & Services Tax: The Goods & Services Tax relating to development and construction shall be borne and paid by the Developer who shall comply with the applicable provisions regarding the same. The Goods & Services Tax in respect of the sale of the Units to the Transferees shall be payable by the Transferees and shall be collected by the Developer from the Transferees. The Developer shall pay the Goods & Services Tax to the concerned authority in accordance with law in respect of the sale of the Units to the Transferees. The Owners shall not have any liability or obligation

whatsoever regarding any payment on account of Goods & Services Tax including in respect of the Owners' Share of Sale Proceeds and all GST payments, liabilities and compliances shall be the responsibility and obligation of the Developer. The Developer hereby indemnifies and agrees and undertakes to keep the Owners and their Directors fully indemnified against all losses, damages, claims, demands, actions, proceedings, costs, charges, expenses and liabilities whatsoever, if any, that the Owners and/or their Directors may suffer, incur, pay or be liable for in respect of the above.

12.5 Marketing Costs & Brokerage: The costs for marketing and sale shall be borne and paid by the Developer. The brokerage payable for sales of all the Units shall also be solely borne and paid by the Developer.

12.6 Distribution of Sale Proceeds: The sales for the entire Project to the Transferees shall be made by the Developer and the Sale Proceeds shall be collected by the Developer by cheques / demand drafts / pay orders and shall be deposited by the Developer in a separate Bank Account ("**Sale Proceeds Bank Account**"). The Owners Share of Sale Proceeds shall be distributed after timely payment of full Deposit mentioned in Clause 12.2 above or upon prior written mutual consent between the Owners and the Developer after obtaining the Completion Certificate for the said Project.

13. Transfer of Units to Transferees: The Units in the New Buildings shall be sold and transferred in favour of the Transferees by initially entering into Agreements for Sale and ultimately transferring title by registered Deeds of Conveyance. The costs of such Agreements and Deeds of Conveyance in respect of the entirety of the New Buildings including stamp duty and registration fees and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Transferees.

14. Property Taxes and Outgoings: All land revenues, property rates, taxes and outgoings (collectively **Rates**) in respect of the said Property shall be borne, paid and discharged by the Developer till the date of grant of the Completion/Occupancy Certificate, and thereafter the Rates shall be borne, paid and discharged by the respective Transferees.

15. Maintenance:

The Developer shall frame a scheme for the management and maintenance of the New Buildings. Initially the maintenance of the

New Buildings including the Common Portions shall be looked after by the Developer who shall be entitled to collect the costs and service charges for the same ("**Maintenance Charges**"). At an appropriate stage the Developer shall hand over the maintenance to a body constituted / formed at the instance of the Developer and the Transferees shall be represented on such body.

16. Principal Obligations of Developer:

16.1 Payment of Deposit: The Developer shall make timely payment of the installments of Deposit in terms of Clause 12.2 and time shall be deemed to be the essence of the contract.

16.2 Completion of construction within Completion Time: The Developer shall complete the construction of the New Buildings within the Completion Time and Grace Period.

16.3 Completion/Occupancy Certificate from the North 24 Parganas Zilla Parishad: The Developer shall take steps and obtain from the North 24 Parganas Zilla Parishad at its own costs Completion /Occupancy Certificate. The Developer shall thereafter obtain drainage/sewerage connection required to be obtained after the Completion /Occupancy Certificate.

16.4 Obligations subsequent to Completion: The Developer shall complete the Common Portions and make available utilities like electricity, water, sewerage, drainage etc. prior to handover of possession.

16.5 Compliance with Laws: The Developer shall execute the Project and make construction of the New Buildings in conformity with the prevailing laws, rules and regulations.

16.6 Involvement of other consultants, etc.: The Developer shall be solely responsible for development and construction of the New Buildings and marketing and sale of the Units with the help of the Architects as also all other consultants, professionals, contractors, etc. appointed by it.

16.7 Specifications: The Developer shall use building materials as per the specifications mentioned in the **Third Schedule** hereunder written and/or such other specifications as may be mutually agreed.

16.8 Adherence by Developer: The Developer has assured the Owners that it shall implement the terms and conditions of this

Agreement and shall adhere to the stipulations of time limits in terms of this Agreement.

16.9 Construction at Developer's Risk and Cost: The Developer shall construct and complete the New Buildings at its own cost and risk. The Developer shall be responsible and liable to Government, North 24 Parganas Zilla Parishad and other authorities concerned and to the occupants/Transferees/third parties for any loss or for any claim arising from such construction and hereby indemnifies and agrees to keep indemnified the Owners and their Directors in respect of all losses, damages, claims, demands, actions, proceedings, costs, charges, expenses and liabilities whatsoever that the Owners and/or their Directors may suffer, incur, pay or be liable for due to any default or failure or breach on the part of the Developer.

16.10 Tax Liabilities: All the taxes, levies, duties, etc. in relation to the development and construction of the New Buildings/Project, including sales tax, value added tax, Goods & Services Tax, works contract tax, etc. shall be paid solely by the Developer. However, the income tax/capital gains tax payable by the Owners on the income arising out of receipt of Owners' Share of Sale Proceeds shall be payable by the Owners.

16.11 Approvals for Construction: The Developer shall obtain all Approvals required from various Government authorities to commence, execute and complete the Project. The Owners shall assist and co-operate with the Developer in this regard without any liability or responsibility.

16.12 Responsibility for Marketing: The saleable constructed spaces in the New Buildings shall be marketed and sold by the Developer who shall decide the marketing strategy, budget, selection of publicity material, media etc.

16.13 Assignment: The Developer shall not assign this Agreement or any rights or benefits hereunder to anyone without the prior written consent of the Owners.

16.14 Stamp Duty and Registration Fee: The Developer shall pay and bear the entire amount of Stamp Duty and the registration fee payable in respect of this Development Agreement and the Power of Attorney granted pursuant hereto.

17. Principal Obligations of Owners

17.1 Title: The Developer has fully satisfied itself regarding the title as mentioned hereinabove and henceforth the Owners' responsibility and/or liability shall be limited only to removing any defect or encumbrance on any part of the said Property that may have been created by the Owners, if any. In case of any other issue arising, which is not created by the Owners, then the same shall be resolved by the Developer at its own costs and the Owners shall cooperate regarding the same.

17.2 Co-operation with Developer: The Owners shall co-operate with the Developer for obtaining all Approvals required for development of the said Property and to sign necessary documents and papers that may be required for the same without any financial or other liability or obligation.

17.3 No Obstruction to Developer: Subject to due and timely compliance of its obligations hereunder by the Developer and subject to the Developer not committing any breach, default or violation thereof, the Owners shall not do any act, deed or thing whereby the Developer may be prevented from discharging its functions and/or exercising its rights and entitlements under this Agreement.

17.4 No Dealing with the said Property: Subject to due and timely compliance of its obligations hereunder by the Developer, and subject to the Developer not committing any breach, default or violation thereof, the Owners shall not let out, grant lease, sell, mortgage and/or charge the said Property or any portion thereof save in the manner envisaged by this Agreement.

17.5 Adherence by Owners: The Owners have assured the Developer that they shall implement the terms and conditions of this Agreement and shall adhere to the same.

18. Indemnity: The Developer hereby indemnifies and agrees to keep the Owners and their Directors saved, harmless and indemnified of from and against any and all actions, suits, proceedings, claims, losses, damages, costs, charges, expenses, liabilities, demands and consequences (whether criminal or civil) whatsoever that the Owners and/or their Directors may suffer, incur, pay and/or be liable for relating to the development and/or the construction and/or sale of the New Buildings and arising from any breach, default or violation of this Agreement by the Developer and/or arising from any breach, default or violation of any law, permission, rules, regulations or bye-laws relating to development, construction and/or sale and/or arising out of any accident or negligence of the Developer during development and construction and/or arising from any of the declarations,

representations, agreements and assurances made or given by the Developer being incorrect and/or arising due to any act, omission, breach or default of the Developer.

19. Miscellaneous

19.1 Developer to Collect Additional Payments & Deposits: The Developer shall be entitled to collect in respect of all Units of the New Buildings all additional charges, expenses and/or deposits. These shall include corpus deposit/sinking fund, deposit/expenses for formation of the Maintenance Company, Common Expenses, Maintenance Charges and deposits for the same, Municipal Taxes and deposits for the same, purchase and installation of generator, deposits demanded by the electric supply authority as also the charges and expenses for HT electric equipment and cabling, Project Advocates' Fees, charges for additional work and amenities that may be provided in addition/modification of the specifications agreed with the Transferees, charges, outpocket expenses and fees payable for changes/ regularization/ completion under applicable Rules or provisions, etc. It is clarified that the aforesaid additional charges, expenses and/or deposits shall belong exclusively to the Developer and shall not be included as part of Sale Proceeds.

19.2 Documentation: The documents for transfer including Agreements for Sale of Units and Deeds of Conveyance for the New Buildings/Project shall be prepared by the Developer or its Advocates. The stamping, registration and other charges of the Agreements for Sale and the Deeds of Conveyance shall be paid by the Transferees of all the constructed spaces of the New Buildings.

19.3 Validity: The parties are executing this Agreement as a legally binding contract with intent to be bound by the terms hereof. If any term or provision herein contained shall be held to be invalid or unenforceable, the same shall not affect the validity or enforceability of the other provisions of this Agreement and the parties shall endeavor to replace such term or provision with a valid and enforceable term or provision which corresponds best to the original intention.

19.4 Essence of the Contract: The Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

19.5 No Partnership: The Owners and the Developer have entered into this Agreement purely on a principal to principal basis and nothing contained herein shall be deemed to be or construed as a

partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

19.6 No Implied Waiver: Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights. A waiver on occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion.

19.7 Further Acts: The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

19.8 No Transfer at present: Nothing in these presents shall be construed as a transfer, demise, assignment or conveyance in law of the said Property or any part thereof to the Developer by the Owners. No transfer of any title is intended to be or is being made by virtue of this Agreement. The transfer of title is intended to and shall take place only after completion of the New Buildings.

19.9 No liability or obligation of Owners: Notwithstanding anything to the contrary contained elsewhere and/or under applicable laws including RERA, the Owners and their Directors shall not have any financial or other liability and/or obligation whatsoever relating to the development and sale, whether to any authorities (including under RERA) and/or buyers of Units and/or the contractors, suppliers, labour, staff, consultants, etc. of the Developer and/or any other third parties whosoever and the Developer shall be solely liable and responsible for all payments and compliances and the Developer hereby indemnifies the Owners and their Directors and agrees and undertakes to keep them fully indemnified in respect of all losses, damages, claims, demands, actions, proceedings, costs, charges, expenses and liabilities whatsoever that the Owners and/or their Directors may suffer, incur, pay or be liable for, relating in any manner to the above and/or the development and/or sale of the said Property and/or the New Buildings and/or the Project.

19.10 Steps by Developer: The Developer shall after registration of this Development Agreement in its favour be entitled at its own costs, risks and responsibility to take all steps for development and construction including constructing boundary wall, filling up the land, getting any pending mutation completed in the names of the Owners, obtaining conversion of land, obtaining clearance/no objection from the Urban Land Ceiling Authorities, getting building plans sanctioned, obtaining other approvals and permissions, developing, making constructions thereon and selling the same. The Owners shall not

have any connection, responsibility or liability whatsoever regarding the above Provided However that though the usual mutation fee and mutation expenses shall be payable by the Developer, in case there is any additional cost payable for getting the mutation completed due to there being any missing link in the previous transfer, then the same shall be payable by the Owners. It is expressly made clear that the Owners shall not be named as promoters or developers in the applications relating to development and construction including the registrations under RERA. The Owners shall neither be required to be parties to any registrations under the RERA or to sign any documents regarding RERA nor have any liability or responsibility whatsoever regarding the same. The Developer hereby indemnifies and agrees and undertakes to keep the Owners and their Directors fully indemnified against all losses, damages, claims, demands, actions, proceedings, costs, charges, expenses and liabilities whatsoever, if any, that the Owners and/or their Directors may suffer, incur, pay and/or be liable for in respect of the above.

20. Amendment/Modification: The parties may add to, alter, amend and/or modify this Agreement or any part hereof in such manner as may be mutually agreed in writing provided however it shall not be necessary to register such writing. No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties or the same is mutually accepted and admitted by the parties.

21. Notice: Any notice or other written communication given under or in connection with this Agreement may be delivered by hand against written acknowledgment, or sent by registered post with acknowledgement due to the address of the relevant Party mentioned in this agreement or such other address as may be notified in writing by each Party from time to time.

22. Arbitration: Any dispute or difference between the parties hereto relating to and/or concerning the said Property or any portion thereof and/or arising out of and/or relating to and/or concerning this Agreement or any term or condition herein contained and/or any breach thereof and/or relating to interpretation thereof shall be resolved by mutual discussions between the parties amicably, failing which the same shall be referred to arbitration by a sole Arbitrator to be appointed in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time. The arbitration shall be held at Kolkata in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time. The parties have agreed that the sole Arbitrator shall have summary powers and may make or give interim orders, awards and/or directions and shall be entitled to grant specific

performance, damages, interest, etc. The sole Arbitrator shall be entitled to avoid all rules relating to evidence and procedure as are expressly avoidable under the law but shall give reasons for the award. The Award(s) made by the sole Arbitrator shall be final and the parties agree to be bound by the same.

23. Jurisdiction: In connection with the aforesaid arbitration proceedings, the Courts at Kolkata only shall have exclusive jurisdiction to receive, entertain, try and determine all actions and proceedings.

24. Rules of Interpretation:

24.1 Statutes: In this Agreement, any reference to a statute, statutory provision or subordinate legislation shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this Agreement and shall also be construed as referring to any previous statute, statutory provision or subordinate legislation amended, modified, consolidated, re-enacted or replaced by such statute, statutory provision or subordinate legislation. Any reference to a statutory provision shall be construed as including references to all statutory instruments, orders, regulations or other subordinate legislation made pursuant to that statutory provision.

24.2 Number: In this Agreement, any reference to singular includes plural and vice-versa.

24.3 Gender: In this Agreement, words denoting any gender include all other genders.

24.4 Party: In this Agreement, any reference to a Party is to a party to this Agreement.

24.5 Clause or Paragraph: In this Agreement, any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) is a reference to a clause or paragraph or schedule (as the case may be) of this Agreement and the schedules form part of and are deemed to be incorporated in this Agreement.

24.6 Including: In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.

24.7 Headings: In this Agreement, the headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

25. Schedules:

First Schedule

(Details of Purchase Deeds in favour of the Owners)

Sl. No.	Deed No.	Company/Owner Name	Dag No.	Area (Dec.)
1	17663/2023	Streedom Real Estate Pvt. Ltd.	4292/5210	9.4375
		Octagon Tradelinks Pvt. Ltd	4291	2.1528
2	17664/2023	Sunlike Developers Pvt. Ltd.	4292/5210	3.1371
4	17662/2023	Welpan Infracon Pvt. Ltd.	4292/5210	3.1458
		Overween Estates Pvt. Ltd.	4292/5210	10
7	17657/2023	Nectarine Complex Pvt. Ltd.	4292/5210	10
		Nightangels Complex Pvt. Ltd.	4292/5210	10
		Onetouch Realcon Pvt. Ltd.	4292/5210	10
9	17659/2023	Sunlike Developers Pvt. Ltd.	4292/5210	7.2539
		Octagon Tradelinks Pvt. Ltd.	4292/5210	10
12	18017/2023	Streedom Real Estate Pvt. Ltd.	4291	0.9434
14	17649/2023	Streedom Real Estate Pvt. Ltd.	4291	0.1718
17	17652/2023	Streedom Real Estate Pvt. Ltd.	4291	0.7199
18	12703/2024	Namchi Devcon Pvt. Ltd.	4292/5210	3.12
19	12701/2024	Prayas Residency Pvt. Ltd.	4292/5211	9.36
20	12702/2024	Mistyrose Construction Pvt. Ltd.	4292/5210	10
25	12696/2024	Seabird Niwas Pvt. Ltd.	4327	6.9
			4291	0.72
			Total	97.70

Khatian No: 7969
and others.

Second Schedule
(Said Property)

Kai Kheitan

ALL THAT pieces and parcels of Land measuring **97.70 Decimals** more or less having rayati rights therein and comprised in L.R. Dag No. 4291 measuring about 4.70769 Decimals more or less, L.R. Dag No. 4327 measuring 6.9 Decimals more or less, L.R. Dag No. 4292/5210 measuring 86.0943 Decimals more or less, all corresponding to several khatians and all lying and situated at Mouza

- Matiagacha, J.L. No.187, within the territorial jurisdiction of Rajarhat Police Station and within the local limits of Kulerdari Gram Panchayat and in the District of 24 Parganas (North).

Third Schedule
(Specifications)

Superstructure	• Earthquake resistant R.C.C framed structure
External finish	• Weather proof exterior paints finish
Master Bedroom	• Flooring : Vitrified tiles • Walls : Putty punning
Other Bedroom	• Flooring : Vitrified tiles • Walls : Putty punning
Living/Dining	• Flooring : Vitrified tiles • Walls : Putty punning
Kitchen	• Flooring : Vitrified tiles • Dado : Dado of Vitrified tiles above kitchen counter up to 2 feet height • Walls : Putty punning • Counter : Polished granite counter on R.C.C slab with kitchen sink and sink cock
Toilet	• Flooring : Anti-skid vitrified tiles • Dado : Dado of vitrified tiles up to door height
Doors & Window	• Main door : Flush door with laminate finish on outside and paint finish from outside • Internal door : Flush door with paint finish on both side • Window : Anodized aluminium window
CP & Sanitary Fittings	• EWC in toilets and basin from CERA/Jaquar/Hindware/Kohler or equivalent
Electrical	• ISI marked concealed FRLS copper wiring with modular switch of Anchor-Panasonic or equivalent make • Adequate electrical switch and sockets in rooms with AC points in the living room & master bedroom • Points for refrigerator, water purifier, microwave/mixer grinder and points for geyser, exhaust fan along with other electrical points in toilets

26. Execution and Delivery

In Witness Whereof the Parties have executed this Agreement on the date mentioned above.

Jitendra Kumar Singh

Jitendra Kumar Singh
Authorised Signatory of Owners

Owners

DTC PROJECTS PVT LTD

Koi Khaitan
Authorised Signatory

Developer

Witnesses:

Signature *Bidisha Das*

Name *Bidisha Das*

Father's Name

Bipin Das

Address

39, Ramkrishna Road,

Ashrampara, Siliguri - 734001

Signature *Tamal Das Paul*

Name *TAMAL DAS PAUL*

Father's Name

DIPAN DAS PAUL

Address

237, P. G. ROAD

KOL - 700039

Drafted by :-

Soham Basu

Alipore Judges Court

F/2388/2031/2019.

MEMO OF DEPOSIT

RECEIVED from the Developer an aggregate sum of Rs. 11,00,000/- (Rupees Eleven Lacs) only being the Deposit in terms of Clause 12.2 of this Agreement as per the following details:

Sl.	Owners Name	Rupees
1	Streedom Real Estate Private Limited	Rs. 1,00,000/-
2	Octagon Tradelinks Private Limited	Rs. 1,00,000/-
3	Sunlike Developers Private Limited	Rs. 1,00,000/-
4	Wellpan Infracon Private Limited	Rs. 1,00,000/-
5	Overween Estates Private Limited	Rs. 1,00,000/-
6	Nectarine Complex Private Limited	Rs. 1,00,000/-
7	Nightangels Complex Private Limited	Rs. 1,00,000/-
8	Onetouch Realcon Private Limited	Rs. 1,00,000/-
9	Namchi Devcon Private Limited	Rs. 1,00,000/-
10	Seabird Niwas Private Limited	Rs. 1,00,000/-
11	Mistyrose Construction Private Limited	Rs. 1,00,000/-

1) Bidisha Das
D/o Bipin Das
39, Ramkrishna Road.
Ashrampara, Siliguri
Pin - 734001.

2) Tamal Das Paul
S/o Dipak Das Paul
237 P.G. Road
Kolkata - 700039

Jitendra Kumar Singh

Jitendra Kumar Singh
Authorised Signatory of Owners

SPECIMEN FORM FOR TEN FINGER PRINTS



Intender Mr Singh

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



Kan Khaitan

	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					



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



011020242023551375

GRIPS Payment Detail

GRIPS Payment ID:	011020242023551375	Payment Init. Date:	01/10/2024 10:41:22
Total Amount:	30908	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1978070522725	BRN Date:	01/10/2024 10:42:11
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr Ravi Khaitan
Mobile:	9830339883

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250235513768	Directorate of Registration & Stamp Revenue	30908
Total			30908

IN WORDS: THIRTY THOUSAND NINE HUNDRED EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250235513768

GRN Details

GRN:	192024250235513768	Payment Mode:	SBI Epay
GRN Date:	01/10/2024 10:41:22	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1978070522725	BRN Date:	01/10/2024 10:42:11
Gateway Ref ID:	49972759	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	011020242023551375	Payment Init. Date:	01/10/2024 10:41:22
Payment Status:	Successful	Payment Ref. No:	2002558809/6/2024 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Ravi Khaitan
Address:	1, NS Road
Mobile:	9830339883
Period From (dd/mm/yyyy):	01/10/2024
Period To (dd/mm/yyyy):	01/10/2024
Payment Ref ID:	2002558809/6/2024
Dept Ref ID/DRN:	2002558809/6/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002558809/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	19901
2	2002558809/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	11007
Total				30908

IN WORDS: THIRTY THOUSAND NINE HUNDRED EIGHT ONLY.



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250242482948

GRN Details

GRN:	192024250242482948	Payment Mode:	SBI Epay
GRN Date:	05/10/2024 10:25:23	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5394276288629	BRN Date:	05/10/2024 10:32:36
Gateway Ref ID:	51629585	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	051020242024248293	Payment Init. Date:	05/10/2024 10:25:23
Payment Status:	Successful	Payment Ref. No:	2002558809/11/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Ravi Khaitan
Address:	1, N.S Road, Kolkata
Mobile:	9830339883
Period From (dd/mm/yyyy):	05/10/2024
Period To (dd/mm/yyyy):	05/10/2024
Payment Ref ID:	2002558809/11/2024
Dept Ref ID/DRN:	2002558809/11/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002558809/11/2024	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2002558809/11/2024	Property Registration- Registration Fees	0030-03-104-001-16	98
Total				118

IN WORDS: ONE HUNDRED EIGHTEEN ONLY.

Major Information of the Deed

Deed No :	I-1902-11997/2024	Date of Registration	05/10/2024
Query No / Year	1902-2002558809/2024	Office where deed is registered	
Query Date	26/09/2024 4:36:39 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BIDISHA DAS HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8668417875, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 11,00,000/-]		
Set Forth value	Market Value		
Rs. 30,000/-	Rs. 1,05,91,677/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 11,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4291 (RS :-)	LR-7969	Bastu	Baluband h	4.70769 Dec	10,000/-	5,10,351/-	Width of Approach Road: 12 FL,
L2	LR-4327 (RS :-)	LR-7969	Bastu	Shali	6.9 Dec	10,000/-	7,48,015/-	Width of Approach Road: 12 FL,
L3	LR-4292/5210 (RS :-)	LR-7969	Bastu	Shali	86.0943 Dec	10,000/-	93,33,311/-	Width of Approach Road: 12 FL,
		TOTAL :			97.702Dec	30,000 /-	105,91,677 /-	
		Grand Total :			97.702Dec	30,000 /-	105,91,677 /-	

Land Lord Details :

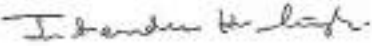
Sl No	Name,Address,Photo,Finger print and Signature
1	STREEDOM REAL ESTATE PRIVATE LIMITED Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	OCTAGON TRADELINKS PRIVATE LIMITED Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

3	SUNLIKE DEVELOPERS PRIVATE LIMITED Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	WELLPAN INFRACON PRIVATE LIMITED Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	OVERWEEN ESTATES PRIVATE LIMITED Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	NECTARINE COMPLEX PRIVATE LIMITED Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	NIGHTANGELS COMPLEX PRIVATE LIMITED Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	ONETOUCH REALCON PRIVATE LIMITED Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	NAMCHI DEVCON PRIVATE LIMITED Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	SEABIRD NIWAS PRIVATE LIMITED Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	MISTYROSE CONSTRUCTION PRIVATE LIMITED Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DTC PROJECTS PRIVATE LIMITED 1, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-1XX5 , 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	Name	Photo	Finger Print	Signature
	Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 03/10/2024, , Admitted by: Self, Date of Admission: 03/10/2024, Place of Admission of Execution: Office		 Captured LTI 03/10/2024	 03/10/2024
	City:- , P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: ENxxxxxx8K, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : STREEDOM REAL ESTATE PRIVATE LIMITED (as Authorized Signatory), OCTAGON TRADELINKS PRIVATE LIMITED (as Authorized Signatory), SUNLIKE DEVELOPERS PRIVATE LIMITED (as Authorized Signatory), WELLPAN INFRACON PRIVATE LIMITED (as Authorized Signatory), OVERWEEN ESTATES PRIVATE LIMITED (as Authorized Signatory), NECTARINE COMPLEX PRIVATE LIMITED (as Authorized Signatory), NIGHTANGELS COMPLEX PRIVATE LIMITED (as Authorized Signatory), ONETOUCH REALCON PRIVATE LIMITED (as Authorized Signatory), NAMCHI DEVCON PRIVATE LIMITED (as Authorized Signatory), SEABIRD NIWAS PRIVATE LIMITED (as Authorized Signatory), MISTYROSE CONSTRUCTION PRIVATE LIMITED (as Authorized Signatory)			
2	Name	Photo	Finger Print	Signature
	Mr Ravi Khaitan Son of Late Nimal Kumar Khaitan Date of Execution - 03/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office		 Captured LTI 04/10/2024	 04/10/2024
	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, Date of Birth:XX-XX-1XX7 , PAN No.: ALxxxxxx2D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DTC PROJECTS PRIVATE LIMITED (as Authorised Signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Lakshmikanta Halder Son of Mr. Madhu Halder City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700068		 Captured	
	03/10/2024	03/10/2024	03/10/2024
Identifier Of Mr Jitendra Kumar Singh, Mr Ravi Khaitan			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	STREEDOM REAL ESTATE PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.427972 Dec
2	OCTAGON TRADELINKS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.427972 Dec
3	SUNLIKE DEVELOPERS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.427972 Dec
4	WELLPAN INFRACON PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.427972 Dec
5	OVERWEEN ESTATES PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.427972 Dec
6	NECTARINE COMPLEX PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.427972 Dec
7	NIGHTANGELS COMPLEX PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.427972 Dec
8	ONETOUCH REALCON PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.427972 Dec
9	NAMCHI DEVCON PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.427972 Dec
10	SEABIRD NIWAS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.427972 Dec
11	MISTYROSE CONSTRUCTION PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.427972 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	STREEDOM REAL ESTATE PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.627273 Dec
2	OCTAGON TRADELINKS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.627273 Dec
3	SUNLIKE DEVELOPERS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.627273 Dec
4	WELLPAN INFRACON PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.627273 Dec
5	OVERWEEN ESTATES PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.627273 Dec
6	NECTARINE COMPLEX PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.627273 Dec
7	NIGHTANGELS COMPLEX PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.627273 Dec
8	ONETOUCH REALCON PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.627273 Dec
9	NAMCHI DEVCON PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.627273 Dec
10	SEABIRD NIWAS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.627273 Dec

11	MISTYROSE CONSTRUCTION PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-0.627273 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	STREEDOM REAL ESTATE PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-7.82675 Dec
2	OCTAGON TRADELINKS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-7.82675 Dec
3	SUNLIKE DEVELOPERS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-7.82675 Dec
4	WELLPAN INFRACON PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-7.82675 Dec
5	OVERWEEN ESTATES PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-7.82675 Dec
6	NECTARINE COMPLEX PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-7.82675 Dec
7	NIGHTANGELS COMPLEX PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-7.82675 Dec
8	ONETOUCH REALCON PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-7.82675 Dec
9	NAMCHI DEVCON PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-7.82675 Dec
10	SEABIRD NIWAS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-7.82675 Dec
11	MISTYROSE CONSTRUCTION PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-7.82675 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4291, LR Khatian No:- 7969		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 4327, LR Khatian No:- 7969		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 4292/5210, LR Khatian No:- 7969		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190211997 / 2024

On 03-10-2024

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

Presented for registration at 19:49 hrs on 03-10-2024, 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 1,05,81,677/-

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

Execution is admitted on 03-10-2024 by Mr Jitendra Kumar Singh, Authorized Signatory, STREEDOM REAL ESTATE PRIVATE LIMITED (Private Limited Company), Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorized Signatory, OCTAGON TRADELINKS PRIVATE LIMITED (Private Limited Company), Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorized Signatory, SUNLIKE DEVELOPERS PRIVATE LIMITED (Private Limited Company), Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorized Signatory, WELLPAN INFRACON PRIVATE LIMITED (Private Limited Company), Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorized Signatory, OVERWEEN ESTATES PRIVATE LIMITED (Private Limited Company), Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorized Signatory, NECTARINE COMPLEX PRIVATE LIMITED (Private Limited Company), Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorized Signatory, NIGHTANGELS COMPLEX PRIVATE LIMITED (Private Limited Company), Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorized Signatory, ONETOUCH REALCON PRIVATE LIMITED (Private Limited Company), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorized Signatory, NAMCHI DEVCON PRIVATE LIMITED (Private Limited Company), Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorized Signatory, SEABIRD NIWAS PRIVATE LIMITED (Private Limited Company), Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorized Signatory, MISTYROSE CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indefiled by Mr Lakshmikanta Haldar, . , Son of Mr Madhu Haldar, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,105.00/- (B = Rs 11,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 11,007/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2024 10:42AM with Govt. Ref. No: 192024250235513766 on 01-10-2024, Amount Rs: 11,007/-, Bank: SBI EPay (SBIEPay), Ref. No. 1978070522725 on 01-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by by online = Rs 19,901/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2024 10:42AM with Govt. Ref. No: 192024250235513766 on 01-10-2024, Amount Rs: 19,901/-, Bank: SBI EPay (SBIEPay), Ref. No. 1978070522725 on 01-10-2024, Head of Account 0030-02-103-003-02


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

On 04-10-2024

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

Execution is admitted on 04-10-2024 by Mr Ravi Khaitan, Authorised Signatory, DTC PROJECTS PRIVATE LIMITED (Private Limited Company), 1, Netaji Subhas Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Lakshmikanta Halder, , Son of Mr Madhu Halder, 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 05-10-2024

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,105.00/- (B = Rs 11,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 98/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/10/2024 10:32AM with Govt. Ref. No: 192024250242482948 on 05-10-2024, Amount Rs: 98/-, Bank: SBI
EPay (SBIPay), Ref. No. 5394276288629 on 05-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13579, Amount: Rs.100.00/-, Date of Purchase: 26/09/2024, Vendor name: B Ganga

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/10/2024 10:32AM with Govt. Ref. No: 192024250242482948 on 05-10-2024, Amount Rs: 20/-, Bank: SBI
EPay (SBIPay), Ref. No. 5394276288629 on 05-10-2024, Head of Account 0030-02-103-003-02



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 1902-2024, Page from 679283 to 679318
being No 190211997 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.10.09 10:39:08 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 09/10/2024

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.