

14613/2024

I-12574/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 698215

23/10/24

8/2679225/24

ADDITIONAL REGISTRAR OF  
ASSURANCES-II, KOLKATA

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

*[Signature]*  
Additional Registrar  
of Assurances II Kolkata



24 OCT 2024

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we,

| Sl. | Company Name                           | PAN         |
|-----|----------------------------------------|-------------|
| 1   | STREEDOM REAL ESTATE PRIVATE LIMITED   | AAWCS3440D  |
| 2   | OCTAGON TRADELINKS PRIVATE LIMITED     | AABCO1747IN |
| 3   | SUNLIKE DEVELOPERS PRIVATE LIMITED     | AAWCS6236K  |
| 4   | WELLPAN INFRACON PRIVATE LIMITED       | AAVCW7260N  |
| 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 it's/their registered office at Diamond Harbour Road, Joka, P.O – Joka, P.S – Bishnupur, South 24 Parganas, West Bengal, represented by its/their authorised representative Mr. Jitendra Kumar Singh, son of Late Ram Chabila Singh, by religion Hindu, by Occupation – Service, citizen of India, residing at 2, Dakshinpara 3<sup>rd</sup> Lane, Rishra, P.O – Morepukur, Hooghly - 712250, (hereinafter referred to as “the Appointers”) SEND GREETINGS.

A. The Appointers have purchased ALL THAT the piece or parcel of land measuring about 97.70 **Decimals**, be the same a little more or less, together with constructions thereon comprised in several Dags in Mouza Matigacha, J.L. No. 187, Police Station Rajarhat, District North 24 Parganas and morefully described in the **Schedule** hereinafter collectively referred to as “the said Property”.

B. The Appointers have granted development rights in respect of the said Property to **DTC Projects Private Limited** (hereinafter referred to as “the **Developer**”) on the terms and conditions recorded in a Development Agreement dated 27<sup>th</sup> September 2024 (hereinafter referred to as “the **Development Agreement**”) registered at the office of the Additional Registrar of Assurance-II, Kolkata, Being Deed No. 11997 for the year 2024. In terms of the Development Agreement, the Appointers have made the said Property available for the purpose of development. The Developer shall at its own costs develop the said Property and construct new buildings thereon in accordance with the plans (“**Building Plans**”) that would be sanctioned and/or revised from time to time by the North 24 Parganas Zila Parishad as residential buildings and row houses with specified areas, amenities and facilities to be enjoyed in common (“**New Buildings**”) as per mutually agreed specifications in the manner envisaged in the Development Agreement. The saleable constructed spaces/apartments/flats/row houses and

other rights in the New Buildings ("Units") shall be transferable in favour of the intending buyers ("Transferees").

C. Under the Development Agreement, the Appointers are required to grant a Power of Attorney in favour of the Developer and/or its authorized representatives and this Power of Attorney is being granted in terms thereof for facilitating the development and construction on the said Property as also the marketing and selling the Units and other rights therein in favour of the Transferees without creating any financial or other liability or obligation upon the Appointers. 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 Appointers having any financial or other liability, responsibility or obligation. This Power of Attorney shall be co-terminus and co-existent with the said Development Agreements.

**NOW KNOW YE ALL AND THESE PRESENTS WITNESS** that We, the Appointers herein do hereby nominate, constitute and appoint **DTC Projects Private Limited**, a company within the meaning of the Companies Act, 1956 having its registered office at 1, Netaji Subhas Road, Police Station Hare Street, Post Office GPO, Kolkata – 700 001 and Income Tax Permanent Account Number AAEC51016K 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 hereinafter referred to as "**the said Attorney**" to be our true and lawful Attorney, to act and/or do, perform, exercise and execute or cause to be done, performed, exercised and executed the following acts, deeds, matters and things relating to the said Property and to exercise all or any of the following powers and authorities relating to the Project and/or the development and the marketing and selling the Units and other rights therein in favour of the Transferees by the Developer without creating any financial or other liability or obligation upon the Appointers:

1. To look after, maintain, manage, administer and protect the said Property and the possession thereof and for the said purpose to appear and represent us before government departments, relevant statutory and other authorities, bodies, entities, officers, etc. including the "**North 24 Parganas**", KMDA, etc. ("**Authorities**") in respect of the said Property and the Project and to take all steps and do all acts, deeds, matters and things as the said Attorney shall think fit and proper.



2. To demolish, erect, construct and/or repair the boundary walls in and around the said Property or any portion thereof.
3. To have the land comprised in the said Property to be surveyed and the soil tested and for the aforesaid purpose to do all other acts deeds and things as may be necessary and/or required.
4. To appear and represent the Appointers before all authorities/ departments including those under the Municipality for fixation and/or finalisation of the annual valuation/ land revenue of the said Property and/or for getting any pending mutation completed in the names of the Appointers and/or for getting the nature, character and use of the said Property or any portion thereof converted if required for enabling development and construction on the said Property and for that purpose to prepare, sign, execute, submit and file all papers, documents, forms, returns, applications and declarations regarding the same and to do all other acts, deeds and things as may be required.
5. To apply for and obtain, if required, from the relevant authorities under the Urban Land (Ceiling and Regulation) Act, 1976 any permission, clearance, approval, exemption, no objection and/or declaration in respect of the said Property as may be deemed necessary including for sanction of the Building Plans and enabling construction of New Buildings on the said Property.
6. To apply for and obtain from all Authorities all necessary sanctions, permissions, approvals, clearances, exemptions, consents, no objections, registrations, licenses, declarations, etc. (collectively "**Approvals**") relating to the said Property or any portion thereof and/or required for the Project including the development, construction and/or marketing and selling the Units and other rights therein in favour of the Transferees.
7. To make, prepare, sign, submit, apply for, obtain and get sanctioned and/or approved from the Municipality and/or any other concerned Authority the Building Plans for construction of the New Buildings and/or fresh, modified or revised plans in respect of the said Property or any portion thereof as also to apply for regularization/approval of any deviations/modifications thereof and for the said purpose to prepare and make applications and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to

- sanction and/or modifications and/or revision of plans as aforesaid and/or ancillary and/or incidental thereto and to present, submit and/or deliver the same or any of them to the Municipality and/or to other concerned authority or body as may be deemed necessary by the said Attorney and to appear before any of the authorities and to fully and effectually represent the Appointers in all matters and proceedings relating to the above.
8. To make, prepare, sign, submit, apply for, obtain and get registered and/or approved the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and for the said purpose to prepare and make applications and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to registration and/or approval and/or extension of registration of the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and/or ancillary and/or incidental thereto and to appear before any of the authorities and to fully and effectually represent the Appointers in all matters and proceedings relating to the above.
  9. To deposit and/or pay sanction and/or other fees, charges, expenses, etc. relating to the said Property and/or the Project to any authority or body including the Municipality and to withdraw fees and documents and receive refund of the excess amount, if any, paid to such authority or body and to give valid receipts and discharges thereof.
  10. To appoint Engineers, Architects, Surveyors, Contractors, Sub-Contractors and other Consultants, etc. for the Project as the said Attorney shall think fit and proper and to make payment of their fees and charges.
  11. To apply for and obtain quotas, entitlements and other allocations, permissions, licenses, etc. for cement, steel, bricks and other building materials and inputs and facilities/equipment required for the construction of the New Buildings.
  12. To take all steps and to do all acts, deeds, matters and things that may be necessary or required for enabling the Developer to obtain the Approvals and to construct and complete the New Buildings and to market and sale the Units and other rights therein in favour of the Transferees in terms of the Development Agreement.

13. To demolish the existing building and other structures at the said Property and to remove and dispose of the materials/debris/salvage and to construct and complete the New Buildings and to apply for regularization/approval of any deviations/modifications and to apply for and obtain Partial and/or Full Completion/Occupation Certificate and to take all steps regarding the above.
14. To take all steps for development on the said Property, for construction and completion of the New Buildings thereon, for marketing, sales and transfer of the Units and other rights therein in favour of the Transferees in terms of the Development Agreement including any addition, amendment, modification and/or alteration thereof.
15. To apply for and obtain all necessary Approvals and connections (temporary or permanent) from the Authorities relating to the said Property or any portion thereof including those relating to electricity, sewerage, drainage, water, telephone, gas, lift and other utility connections/facilities from the respective relevant authorities and/or for making alterations therein and for the said purposes to appear and represent the Appointers and to do and perform all acts, deeds, matters and things and to prepare, sign, execute, verify, affirm and submit all maps, plans, applications, letters, communications, documents, petitions, affidavits, papers and writings as may be deemed necessary by the said Attorney from time to time.
16. To appear and represent the Appointers before the Municipality, Building Tribunal and other authorities concerned regarding any notice received or served in respect of the said Property and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and papers and to appear and make representation before the authorities concerned.
17. To appear and represent the Appointers relating to the said Property and/or the Project before all Authorities including the Municipality (including its Survey, Drainage, Water and other Departments), Kolkata Metropolitan Development Authority, Fire Services Department, Police Authorities, CESC/WBSEDCL etc. and for such purposes to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
18. To make payment of all rates, taxes, revenues, statutory dues, charges, expenses and other outgoings whatsoever payable in respect of the said Property or any part thereof to the Municipality and/or any other authority

or authorities and for that purpose to sign execute and submit all papers, statements, etc. as may be required.

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



or on account of all or any of saleable spaces in the New Buildings which are or may be due or payable by or recoverable from any person or persons or authority or authorities relating to or on account of all or any of saleable spaces in the New Buildings including in respect of the undivided proportionate share in land in respect thereof by getting cheques / demand drafts / pay orders issued by the Transferees directly in the name of the Developer and/or receiving cash and making over the same to the Developer who shall deal with the same in the manner contained in Development Agreement.

24. To issue and deliver valid and effectual receipts and discharges for all monies and consideration in respect of all saleable spaces in the New Buildings and to make over all such monies and consideration to the Developer.
25. To join in as party, sign, execute and if necessary, register all agreements and deeds for sale, transfer and/or disposal of the Units in the New Buildings and confirming thereunder the rights and entitlements of the Developer under the Development Agreement, including Agreements for Sale/Transfer and Deeds of Conveyance/Transfer relating to all saleable spaces in the New Buildings or any portion thereof and the undivided proportionate share in land in respect thereof in favour of the Transferees, and for such purpose to appear before the relevant authorities having jurisdiction including the Notary Public, Registrar, District Registrar, Sub-Registrar, Joint Sub-Registrar, Registrar of Assurances, and to appear and represent the Appointers before the said authorities at all times as may be necessary and to present documents and to admit the execution of the said agreement and deeds, documents as well as to admit the receipt of consideration and to take all necessary steps to do all necessary acts, deeds, matters and things including preparing, filling up, completing, signing and submitting all papers, documents, forms, declarations, statements, memo of consideration and writings to be submitted at the time of registration of the said agreements and deeds which may be required for fully, properly and effectually selling, transferring conveying or otherwise disposing of all saleable spaces in the New Buildings with undivided proportionate share in land in favour of the Transferees and for getting the relevant deeds and, agreements in respect thereof duly and properly registered under the Indian Registration Act, 1908, if necessary.
26. To enforce any term, condition, covenant, indemnity, liability and/or obligation contained in any Agreement, Deed of Conveyance/transfer, or any other deeds or documents executed by the Appointers or by the said



Attorney by virtue of the powers hereby conferred and to exercise all rights and entitlements thereunder.

27. To terminate at the directions of the Developer any of the aforesaid contracts or agreements with any person or persons in relation to construction, marketing and sale of the Project and to deal with the relevant spaces and rights of such person or persons in such manner as the Developer may deem fit and proper.
28. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain, appoint and employ Advocates, Solicitors, lawyers, etc. relating to the said Property and/or the Project and to pay their fees and costs.
29. To pay, incur and deposit such sum or sums of money for any of the purposes mentioned herein relating to the said Property as the said Attorney may deem fit and proper including Court fees, stamp and registration fees, other fees etc., and to receive refunds thereof and to grant valid receipts and discharges in respect thereof.
30. For all or any of the purposes hereinbefore stated to appear and fully represent the Appointers in relation to the said Property and/or any portion thereof before all concerned authorities and officials, Central and State Government Departments and/or its officers and also all other State Executive Judicial or Quasi Judicial, Municipal and other authorities bodies or persons and also all Courts, Magistrates and Tribunals having jurisdiction and to sign, execute and submit all papers, deeds, agreements, declarations, maps, plans, documents etc. relating to the said Property.
31. For all and/or any of the purposes mentioned and/or intended herein, to sign, execute, verify and/or affirm all maps, plans, applications, letters, communications, undertakings, indemnities, declarations, assurances, agreements, deeds, documents, papers, writings and pleadings as may be deemed necessary by the said Attorney.
32. For all or any of the purposes mentioned and/or intended herein, to represent the Appointers and to do all acts, deeds, things and matters concerning or connected with or touching or relating to the same and/or the said Property and/or the Project and/or ancillary and/or incidental thereto.

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

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

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

AND notwithstanding anything to the contrary contained in the Development Agreement and/or this Power of Attorney, it is expressly made clear that the Appointers shall not be named as promoters or developers in the applications relating to development and construction including the registrations under RERA and that the Appointers shall neither be required to be parties to any registrations under the RERA or to sign any documents regarding RERA nor have any liability or responsibility whatsoever regarding the same.

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

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

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

in favour of the said Attorney and the same shall be binding upon us in the same manner as if the same were done by us.

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

**THE SCHEDULE ABOVE REFERRED TO:**

**("said Property")**

ALL THAT 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).

IN WITNESS WHEREOF the Appointers have executed these presents this 30<sup>th</sup> day of September, 2024.

*Jitendra Kumar Singh*

**Jitendra Kumar Singh**

Authorised Signatory of Appointers

APPOINTERS

**DTC PROJECTS PVT LTD**

*Ken Khaitan*

**Authorised Signatory**

ATTORNEY

Witnesses:

1. Bidisha Das  
w/o Bipin Das  
39, Ramkrishna Road  
Ashrampara, Siliguri - 734001.

2. Binod Das Paul  
36 Dipek Das Paul  
237, P. G. Road  
Kot - 700039

Drafted by me:

Soham Basu

Alipore Judges Court

F/2388/2031/2019.



# **SPECIMEN FORM FOR TEN FINGER PRINTS**



*Intender K. Singh*

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



*Ravi Khosla*

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



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



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

### Major Information of the Deed

|                                                                                   |                                                                                                                                                                 |                                        |            |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| Deed No :                                                                         | I-1902-12574/2024                                                                                                                                               | Date of Registration                   | 24/10/2024 |
| Query No / Year                                                                   | 1902-8002679225/2024                                                                                                                                            | Office where deed is registered        |            |
| Query Date                                                                        | 21/10/2024 12:17:17 PM                                                                                                                                          | A.R.A. - II KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details                                           | SOHAM BASU<br>360, Panchanan Tala Road, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700041, Mobile No. : 8981218451, Status : Advocate |                                        |            |
| Transaction                                                                       | Additional Transaction                                                                                                                                          |                                        |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |                                                                                                                                                                 |                                        |            |
| Set Forth value                                                                   | Market Value                                                                                                                                                    |                                        |            |
| Rs. 30,000/-                                                                      | Rs. 1,05,91,677/-                                                                                                                                               |                                        |            |
| Stampduty Paid(SD)                                                                | Registration Fee Paid                                                                                                                                           |                                        |            |
| Rs. 100/- (Article:48(g))                                                         | Rs. 73/- (Article:E, M(a),)                                                                                                                                     |                                        |            |
| Remarks                                                                           | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190211997/2024                                                         |                                        |            |

### Land Details :

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

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

### Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                               |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>STREEDOM REAL ESTATE PRIVATE LIMITED</b><br>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                            |
| 2     | <b>OCTAGON TRADELINKS PRIVATE LIMITED</b><br>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 |



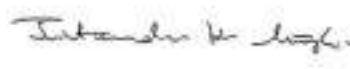
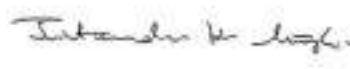
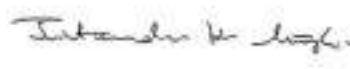
|    |                                                                                                                                                                                                                                                                                                                                                              |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3  | <b>SUNLIKE DEVELOPERS PRIVATE LIMITED</b><br>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.:: AAxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative  |
| 4  | <b>WELLPAN INFRACON PRIVATE LIMITED</b><br>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  | <b>OVERWEEN ESTATES PRIVATE LIMITED</b><br>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  | <b>NECTARINE COMPLEX PRIVATE LIMITED</b><br>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  | <b>NIGHTANGELS COMPLEX PRIVATE LIMITED</b><br>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  | <b>ONETOUCH REALCON PRIVATE LIMITED</b><br>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  | <b>NAMCHI DEVCON PRIVATE LIMITED</b><br>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 | <b>SEABIRD NIWAS PRIVATE LIMITED</b><br>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 | <b>MISTYROSE CONSTRUCTION PRIVATE LIMITED</b><br>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           |

#### Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                              |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>DTC PROJECTS PRIVATE LIMITED</b><br>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.:: AAxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |



# Representative Details :

| Sl No                                                                                                                                                                                                      | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                 |                                                                                      |              |           |                                                                                                                                                                                                            |                                                                                     |                                                                                                 |                                                                                      |                    |                |            |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------|----------------|------------|--|
| 1                                                                                                                                                                                                          | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Jitendra Kumar Singh (Presentant)</b><br/> Son of Late Ramchabila Singh<br/> Date of Execution - 23/10/2024, , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office </td> <td>  </td> <td> <br/> Captured </td> <td>  </td> </tr> <tr> <td>Oct 23 2024 5:30PM</td> <td>LTJ 23/10/2024</td> <td>23/10/2024</td> <td></td> </tr> </tbody> </table> <p>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 Not Provided by UIDAI 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)</p> | Name                                                                                            | Photo                                                                                | Finger Print | Signature | <b>Mr Jitendra Kumar Singh (Presentant)</b><br>Son of Late Ramchabila Singh<br>Date of Execution - 23/10/2024, , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office |    | <br>Captured   |    | Oct 23 2024 5:30PM | LTJ 23/10/2024 | 23/10/2024 |  |
| Name                                                                                                                                                                                                       | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Finger Print                                                                                    | Signature                                                                            |              |           |                                                                                                                                                                                                            |                                                                                     |                                                                                                 |                                                                                      |                    |                |            |  |
| <b>Mr Jitendra Kumar Singh (Presentant)</b><br>Son of Late Ramchabila Singh<br>Date of Execution - 23/10/2024, , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <br>Captured   |    |              |           |                                                                                                                                                                                                            |                                                                                     |                                                                                                 |                                                                                      |                    |                |            |  |
| Oct 23 2024 5:30PM                                                                                                                                                                                         | LTJ 23/10/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 23/10/2024                                                                                      |                                                                                      |              |           |                                                                                                                                                                                                            |                                                                                     |                                                                                                 |                                                                                      |                    |                |            |  |
| 2                                                                                                                                                                                                          | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Ravi Khaitan</b><br/> Son of Late Nirmal Kumar Khaitan<br/> Date of Execution - 23/10/2024, , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office </td> <td>  </td> <td> <br/> Captured </td> <td>  </td> </tr> <tr> <td>Oct 23 2024 5:31PM</td> <td>LTJ 23/10/2024</td> <td>23/10/2024</td> <td></td> </tr> </tbody> </table> <p>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)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Name                                                                                            | Photo                                                                                | Finger Print | Signature | <b>Mr Ravi Khaitan</b><br>Son of Late Nirmal Kumar Khaitan<br>Date of Execution - 23/10/2024, , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office                  |  | <br>Captured |  | Oct 23 2024 5:31PM | LTJ 23/10/2024 | 23/10/2024 |  |
| Name                                                                                                                                                                                                       | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Finger Print                                                                                    | Signature                                                                            |              |           |                                                                                                                                                                                                            |                                                                                     |                                                                                                 |                                                                                      |                    |                |            |  |
| <b>Mr Ravi Khaitan</b><br>Son of Late Nirmal Kumar Khaitan<br>Date of Execution - 23/10/2024, , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <br>Captured |  |              |           |                                                                                                                                                                                                            |                                                                                     |                                                                                                 |                                                                                      |                    |                |            |  |
| Oct 23 2024 5:31PM                                                                                                                                                                                         | LTJ 23/10/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 23/10/2024                                                                                      |                                                                                      |              |           |                                                                                                                                                                                                            |                                                                                     |                                                                                                 |                                                                                      |                    |                |            |  |

# Identifier Details :

| Name                                                                                                                                                                                       | Photo                                                                               | Finger Print                                                                                    | Signature                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Mr Lakshmikanta Halder</b><br>Son of Mr Madhu Halder<br>53/A, Model Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 |  | <br>Captured |  |
|                                                                                                                                                                                            | 23/10/2024                                                                          | 23/10/2024                                                                                      | 23/10/2024                                                                           |

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 |
|------------------------------------|----------------------------------------|-------------------------------------------|
| <b>Transfer of property for L3</b> |                                        |                                           |
| 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: Maliagachha, 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      |                 | Owner Name not selected by applicant.          |
| L2     | LR Plot No:- 4327, LR Khatian No:- 7969      |                 | Owner Name not selected by applicant.          |
| L3     | LR Plot No:- 4292/5210, LR Khatian No:- 7969 |                 | Owner Name not selected by applicant.          |



**Endorsement For Deed Number : I - 190212574 / 2024**

**On 23-10-2024**

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

Presented for registration at 17:21 hrs on 23-10-2024, 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 1,05,91,877/-.

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

Execution is admitted on 23-10-2024 by Mr Jitendra Kumar Singh, Authorized Signatory, 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; Authorized Signatory, 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; Authorized Signatory, 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; Authorized Signatory, 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; Authorized Signatory, 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; Authorized Signatory, 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; Authorized Signatory, 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; Authorized Signatory, ONETOUCH REALCON PRIVATE LIMITED, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorized Signatory, 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; Authorized Signatory, 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; Authorized Signatory, MISTYROSE CONSTRUCTION PRIVATE LIMITED, Diamond Harbour Road, City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr Lakshmikanta Halder, . . Son of Mr Madhu Halder, 53/A, Motilal Gupta Road, P.O: Barisha, Thana: Thakurpukur, . South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Execution is admitted on 23-10-2024 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 Lakshmikanta Halder, . . Son of Mr Madhu Halder, 53/A, Motilal Gupta Road, P.O: Barisha, Thana: Thakurpukur, . South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

*Signature*

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

**On 24-10-2024**

**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 73.00/- ( E = Rs 7.00/- , I = Rs 55.00/- , M(a) = Rs 7.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-.

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 13578, Amount: Rs.100.00/-, Date of Purchase: 26/09/2024, Vendor name: B  
Ganga



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 699784 to 699806  
being No 190212574 for the year 2024.



Digitally signed by SATYAJIT BISWAS  
Date: 2024.10.29 11:04:48 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 29/10/2024

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