



TO WHOMSOEVER IT MAY CONCERN

I, Ravi Khaitan, on behalf of the promoter **M/s DTC PROJECTS PRIVATE LIMITED**, of real estate project "DTC DOWNTOWN PHASE-1" situated at DAG No. 833 and 884 (P) at Mouza – Kamduni (188), Under Kirtipur-II Gram Panchayat, P.O. – Kamduni, District – North 24 Parganas, PIN – 700135, West Bengal, do hereby declare as under:

1. That the Land owned by M/s SKYVENUS ESTATES LLP under Dag No. 833 forms part of the project land of the proposed project "DTC DOWNTOWN PHASE-1" and is a commercial vastu land. The land conversion certificate of the same is attached herewith for your kind perusal.
2. Further to state that the land owned by M/s SKYVENUS ESTATES LLP under Dag No. 884 is not a part of the project land of the proposed project "DTC DOWNTOWN PHASE-1".
3. That the facts stated above, are true to be the best of our knowledge and belief.

For M/s DTC Projects Private Limited



Ravi Khaitan
Authorized Signatory

Ravi Khaitan
18/3/26

13 MAR 2026

REKHA TEWARI
NOTARY
Regn. No.-10288/13
C.M.M'S. Court
Kolkata-700 001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

Rekha Tewari
REKHA TEWARI
NOTARY

Memo no: 694/BL&RO/Bat-II

Date: 12/12/22

Government of West Bengal

Office of the Block Land & Land Reforms Officer

বারাসত-২, উত্তর ২৪ পরগণা

To



স্বাই ভেনাস এস্টেট এল এল পি পক্ষে

পিতা/স্বামীর নাম: অখোরাইজদ সিগনেটরি

১১৩ এন এস রোড ১তম ভল ব্লক ৬ কোলকাতা ৭০০০০১

P.S.: বারাসাত

District: উত্তর ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 26/08/2022

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 30/11/2022 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2022/1503/2862)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
কামদুনি, 188, বারাসাত	1264	831 / 1103		1662	0.0100	শালি	কমার্শিয়াল বাস্তু
কামদুনি, 188, বারাসাত	1264	833		2500	0.0600	শালি	কমার্শিয়াল বাস্তু
কামদুনি, 188, বারাসাত	1264	880 / 1051		2500	0.0100	শালি	কমার্শিয়াল বাস্তু
কামদুনি, 188, বারাসাত	1264	882 / 1047		2500	0.0100	শালি	কমার্শিয়াল বাস্তু

Schedule – II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
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This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.

- e) The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955

&

Block Land & Land Reforms Officer

Dated: 30/11/2022

Memo:

- (i) The RI, of the কিত্তিপূন-2 for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevent case Record

Block Land & Land Reforms Officer

B 20, 12, 22
BL & LRO Barasat-II
North 24 Parganas

B 20, 12, 22
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