

014988/24

P-14809/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 707294

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

District Sub-Registrar-II
Alipore, South 24 Parganas

6 NOV 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, (1) MR. SAMBIT BASU, [PAN-ANCPB9442Q] [AADHAR NO.4067-8902-7498], son of Late Sabyasachi Basu, by faith Hindu, by nationality Indian, by occupation Business, residing at Samannoy Park, Post Office- Joteshibrampur, Police Station- Maheshtala, Kolkata-700141, AND (2) MR. AMIT GHOSH, [PAN: AHNPG7172P] [AADHAR NO. 9813-0417-7819], son of Mr. Tapan Ghosh, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, Resident of: Khuriberia, P.O. & P.S. Bishnupur, District: 24 Parganas (South), State: West Bengal, PIN: 743503 (hereinafter collectively referred to as the "APPOINTERS") SEND GREETINGS :

35996

28 DEC 2023

No..... ₹ 50/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



WHEREAS:-

A. We, the Appointers herein, are the owners in respect of **ALL THAT** the piece and parcel of land containing by measurement an area of **6 Bighas 12 Cottahs 06 Chittacks 42 Sq.ft.** equivalent to **218.514 decimals** more or less, comprised in **L.R. Dag Nos. 879(P), 968(P), 971(P), 972, 973(P), 974(P), and 976(P)** in Mouza Hatishala, J.L. No.09, within the local limits of Beonta II No. Gram Panchayet, P.S. Hatishala, District 24 Parganas South together with structure thereon erected on L.R. Dag No. 976, more fully described in the *Schedule* hereunder written (hereinafter referred to as the **"said Land"**).

B. By a Development Agreement dated 06th day of November, 2024 and registered in Book No. I, Deed No. 14786, for the year, 2024 at the Office of D.S.R.-II, South 24- Parganas and made between the Appointers herein, therein referred to as the Owners of the One Part and **DJSS Realty Private Limited** therein referred to as the Developer of the Other Part (hereinafter referred to as the **"Development Agreement"**) the Appointers herein have retained and appointed **DJSS REALTY PRIVATE LIMITED (PAN AADCD8870H)**, a company within the meaning of the Companies Act 1956, having its registered office at 2, Rowland Road, P.O. Lal Lajpar Rai Sarani, P.S. Ballygunge, Kolkata 700 020 as the Developer and have further entrusted the development of the **"said Land"** by erecting residential/commercial building complex in or upon the land comprised in the **"said Land"** and the same in accordance with the Plan to be sanctioned by the competent authority and further as per the terms therein recorded.

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

NOW KNOW WE ALL MEN BY THESE PRESENTS that We, the **Appointers** above named do hereby make nominate constitute retain and appoint and have made nominated constituted retained and appointed the said **DJSS REALTY PRIVATE LIMITED (PAN AADCD8870H)**, a company within the meaning of the Companies Act 1956, having its registered office at 2, Rowland Road, P.O. Lala Lajpat Rai Sarani, P.S. Ballygunge, Kolkata 700 020, represented by its Authorized Signatory **SANJIV KUMAR DABRIWAL (PAN ADEPD7510M) (AADHAR NO. 3239 2782 9057)**, son of Dwarka Prasad Dabriwal, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 2, Rowland Road, P.O. Lala Lajpat Rai Sarani, P.S. Ballygunge, Kolkata 700 020 pursuant to the Board Resolution dated 11.09.2024, as our true and lawful Attorney to act jointly or severally in our name, on our behalf and on our account and to do all or any of the acts deeds matters and things relating to the said Land namely:



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- a) To hold, defend possession of manage maintain protect and secure the said Land and do all acts deeds and things in connection therewith.
- b) To warn off and prohibit and if necessary proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said attorney may deem fit and proper.
- c) To appear and represent the Appointers before the concern Government Offices, Police authorities, Fire Brigade Authority, Electricity authorities, Urban Land Ceiling Authorities, Pollution Control related authorities, Airport Authority, Collector, District Magistrate, B.L.&L.R.O. and other Government authorities and/or departments, Central or State in connection with the development of the "said Land" and/or construction of the proposed new building complex and further to sign execute and deliver all necessary letters, statements, applications, declarations and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper;
- d) To demolish or cause to be demolished the existing structures, if any, of the "said Land" or portions thereof and for the said purpose to retain and appoint any contractor and to do all acts deeds matters and things as the said Attorney shall think proper;
- e) To bear and pay land applicable revenue, municipal taxes and other rates, taxes and outgoings on account and in respect of the "said Land" at the office of the said B.L. & L.R.O. and/or other concerned authorities and departments and for the said purpose to sign, execute and deliver all papers and documents and to do all acts, deeds, matters and things as the said Attorney shall think proper;
- f) To do or cause to be done necessary measurement survey, soil testing and such other acts at or upon the land comprised in the "said Land" as our said Attorney shall think proper;
- g) To apply for and get the classification of the "said Land" converted in the Record of Rights at the office of the B.L. & L.R.O. and/or other Government Authorities and/or departments and for the said purpose to do all acts, deeds, matters and things as our said Attorney shall think proper;
- h) To apply for and obtain all necessary sanctions, permissions, No Objections and clearances from the appropriate Government authorities and/or departments including necessary sanction of plan from the competent authority for development of the "said Land" and/or construction of proposed building complex in or upon the land comprised in the "said Land" or portion thereof and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper;
- i) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by competent authority, Fire Brigade authorities, Police authorities and other Government authorities and/or departments as may from time to time



Handwritten signature or mark.

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be necessary or required for the development of the "said Land" and/or demolition of the existing structures comprised in the "said Land" and/or construction of proposed building complex or other structures in or upon the land comprised in the "said Land" and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper;

- j) To apply for and submit the applied sanction plan's modification, revision, alterations and/or renewal if required thereafter, with the Panchayat/Municipality/Zila Parishad/PNRD and/or any Government department and/or other concerned authorities and to pay fees and obtain such modification, revision, alteration and/or renewal and/or such other orders and permissions as be expedient therefore.
- k) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the "said Land" and/or the new building complex and other structures as may hereafter be erected and the same in such name or names as the said Attorney shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and Bonds as also to do all acts deeds matters and things as the said Attorney shall think proper;
- l) To undertake and carry out the construction of the proposed building complex as per the plan as may be sanctioned by the competent authority and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things as our said Attorney shall think proper;
- m) To apply for and obtain all licenses, registrations and permissions as may be required for construction of the New Building/s at the said Land.
- n) To apply for and obtain Completion or Occupancy Certificate, as the case may be from Panchayat/Municipality/Zila Parishad/PNRD and/or any Government department and/or other concerned authorities.
- o) To represent before any competent or statutory authority in connection with the upcoming project at the said Land and To apply for and obtain registration under the West Bengal Housing Real Estate Regulatory Authority (WBRERA) and all other acts and statutes, as applicable and to obtain all licenses and permissions there under for the purpose of development work of the Project and for the said purpose to do all acts, deeds, matters and things as our said Attorney shall think proper.
- p) To institute and/or prosecute all or any suits, appeals, Revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the "said Land" and/or construction of the proposed new building complex in or upon the land comprised in the "said Land" as per the plan to be sanctioned by the competent authority and for the said purpose, to do all acts deeds matters and things as our said Attorney shall think proper;



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



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accept confirm and become a party to the loan agreements or other documents required for grant of loans or other finances in favour of the intending transferees through any Banks or Financial Institutions.

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



way be required to be so done and to appear and represent the Appointers before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution of and to acknowledge and register or have registered and perfected all such documents instruments papers and writings signed by the Appointers or by the Appointers' said Attorney by virtue of the powers hereby conferred.

- ii) **AND GENERALLY** to do all that is or may be necessary for carrying out the development of the "said Land" and/or construction of the proposed building complex thereat and as our said Attorney shall think proper;

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

THE SCHEDULE ABOVE REFERRED TO:

[PROJECT LAND]

ALL THAT the piece and parcel of Bastu land containing by measurement an area of **6 Bighas 12 Cottahs 06 Chittacks 42 Sq.ft.** equivalent to **218.514 decimals** be the same a little more or less, comprised in L.R. Dag Nos. 879 (P), 968 (P), 971 (P), 972, 973 (P), 974 (P), and 976 (P) in Mouza Hatishala, J.L.No.09, within the local limits of Beonta II No. Gram Panchayet, P.O. Hatishala, P.S. Hatishala (Previously Known as Kolkata Leather Complex), District 24 Parganas South, PIN-700135, **TOGETHER WITH** G + 1 pucca structure thereon erected on L.R. Dag No.976 having a total area of 5000 sq.ft. more or less (2500 sq.ft. on each floor) together with right of easement for the purpose of ingress and egress from the property and marked with 'Red' border in the plan annexed herewith **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances South butted and bounded in the following manner that is to say:

On the North: By 50'-O-wide Main Road comprising out of R.S. & L.R. Dag No. 977;

On the South: By R.S. & L.R. Dag No. 880 & 968;

On the East: By R.S. & L.R. Dag Nos.976 (P), 974 (P), 973 (P), 879 (P),

On the West: By 43'-O- wide Common Road;



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R.S. & L.R. DAG NO.	RECORDED OWNER	L.R. KHATIAN NO.	PROJECT AREA (IN DECIMALS)	PROJECT TOTAL AREA (IN DECIMALS)	TOTAL MUTATED AREA (IN DECIMALS)	AREA OF STRUCTURE (In SQ. FT.)
879(P)	AMIT GHOSH	3919	28.88	59.47	30	NIL
	SAMBIT BASU	4135,4149	30.59		34	NIL
968 (P)	AMIT GHOSH	3919	2	4	2	NIL
	SAMBIT BASU	4135	2		2	NIL
971(P)	SAMBIT BASU	4135	26.06	26.06	29	NIL
972	SAMBIT BASU	4135	12	12	12	NIL
973 (P)	SAMBIT BASU	4135	84.49	84.49	84	NIL
974 (P)	AMIT GHOSH	3919	4.28	4.28	4	NIL
976 (P)	AMIT GHOSH	3919	18	28.214	18	2500
	SAMBIT BASU	4135	10.214		16	2500
TOTAL				218.514	231	5000

IN WITNESS WHEREOF we, the Appointers above named have hereunto set and subscribed our respective hands, seal and signature on this 6th day of NOVEMBER, Two Thousand and Twenty-Four (2024).

SIGNED EXECUTED AND DELIVERED by
the Appointers abovenamed:


(Sambit Basu)


(Amit Ghosh)

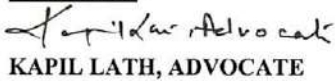
SIGNED EXECUTED AND ACCEPTED by
the Attorney:

Witness:-

1> Riya Mishra, Advocate
6A, K.S. Roy Road, Kol-700001

2> Pooja Senapati, Advocate
6A, K.S. Roy Road, Kol-700001.

Drafted by:


KAPIL LATH, ADVOCATE

(Enrollment No. – F/517-01)

S. K. LATH & CO., ADVOCATES

HIGH COURT, KOLKATA

6A, K.S.ROY ROAD,

2nd FLOOR, KOLKATA 700001

DJSS REALTY PRIVATE LIMITED



Authorized Signatory

DJSS REALTY PRIVATE LIMITED

represented by its Authorized Signatory

SANJIV KUMAR DABRIWAL



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SITE PLAN OF R.S. AND L.R. DAG NOS. - 879(P), 968 (P), 971(P), 972, 973(P), 974(P) AND 976(P), MOUZA- HATISHALA, J.L. NO.- 09, P.S.- HATISHALA, DISTRICT:- SOUTH 24 PARGANAS

TOTAL LAND AREA :- 8861.71 SQ. MT. - 6 BIGHA 12 KATHA 26 CHITTACKS 42 SQ. FT. TOGETHER WITH 5000 SQ. FT STRUCTURE IN R.S. AND L.R. DAG NOS. - 976(P)

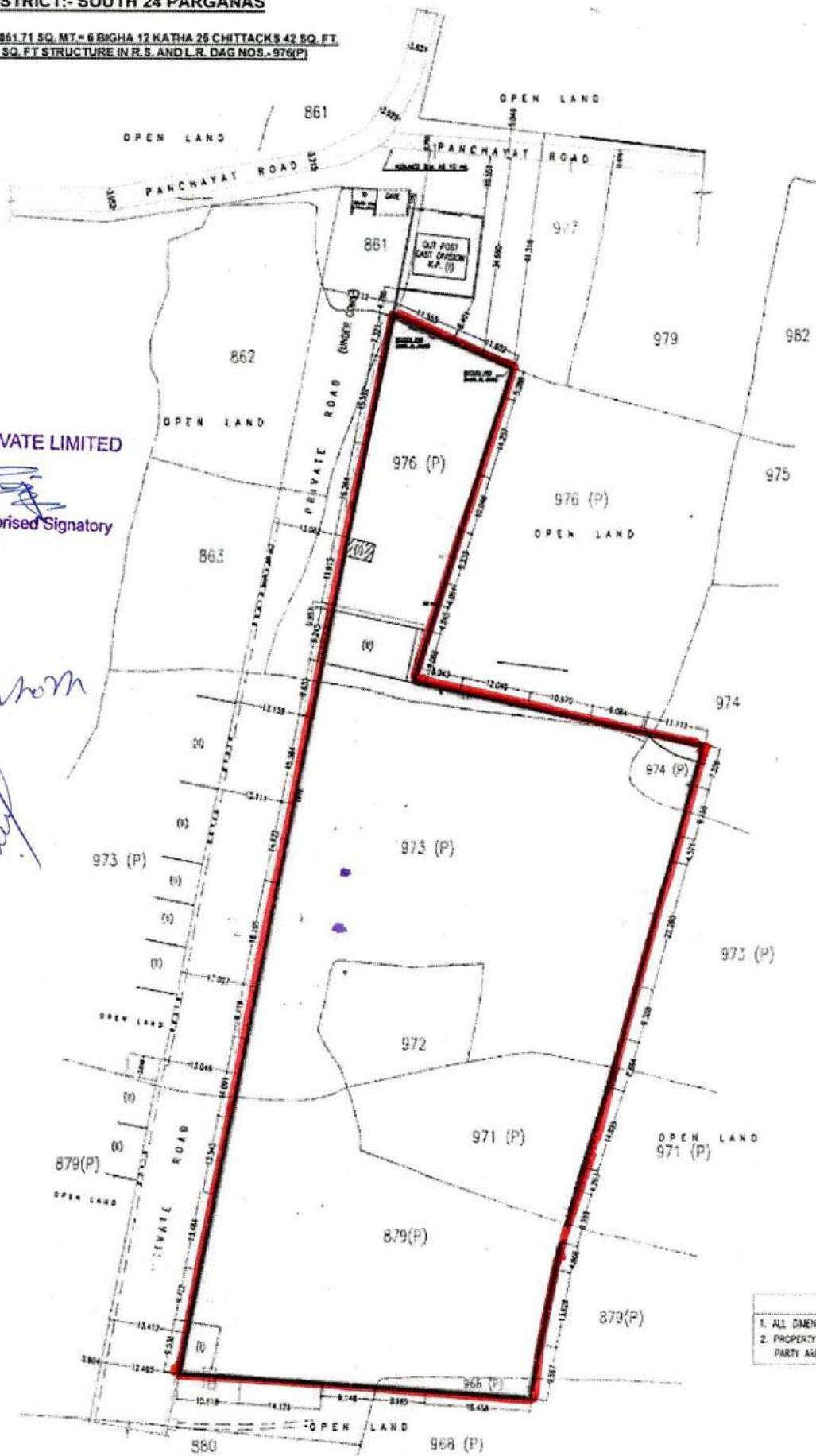


DJSS REALTY PRIVATE LIMITED

Authorised Signatory

Amir & Son

Amir & Son



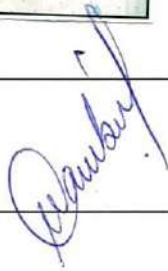
NOTE :-

1. ALL DIMENSIONS ARE IN MM.
2. PROPERTY LINES AS SHOWN BY THE PARTY ARE SHOWN THUS ————



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SPECIMEN FORM FOR TEN FINGERPRINTS

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



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Major Information of the Deed

Deed No :	I-1602-14809/2024	Date of Registration	06/11/2024
Query No / Year	1602-8002816898/2024	Office where deed is registered	
Query Date	06/11/2024 2:40:08 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S K Lath And Co 6A K S Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7439680697, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 13,52,17,056/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160214786/2024		

Land Details :

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

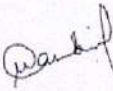
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-879	LR-4135	Bastu	Shali	30.59 Dec		2,24,65,296/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-971	LR-4135	Bastu	Shali	26.06 Dec		1,43,85,120/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-972	LR-4135	Bastu	Shali	12 Dec		66,24,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-973	LR-4135	Bastu	Shali	84.49 Dec		4,66,38,480/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-974	LR-3919	Bastu	Shali	4.28 Dec		23,62,560/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-976	LR-3919	Bastu	Shali	18 Dec		99,36,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-968	LR-3919	Bastu	Shali	2 Dec		11,04,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-879	LR-3919	Bastu	Shali	28.88 Dec		2,12,09,472/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-968	LR-4135	Bastu	Shali	2 Dec		11,04,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-976	LR-4135	Bastu	Shali	10.214 Dec		56,38,128/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			218.514Dec	0 /-	1314,67,056 /-	
		Grand Total :			218.514Dec	0 /-	1314,67,056 /-	

Structure Details :

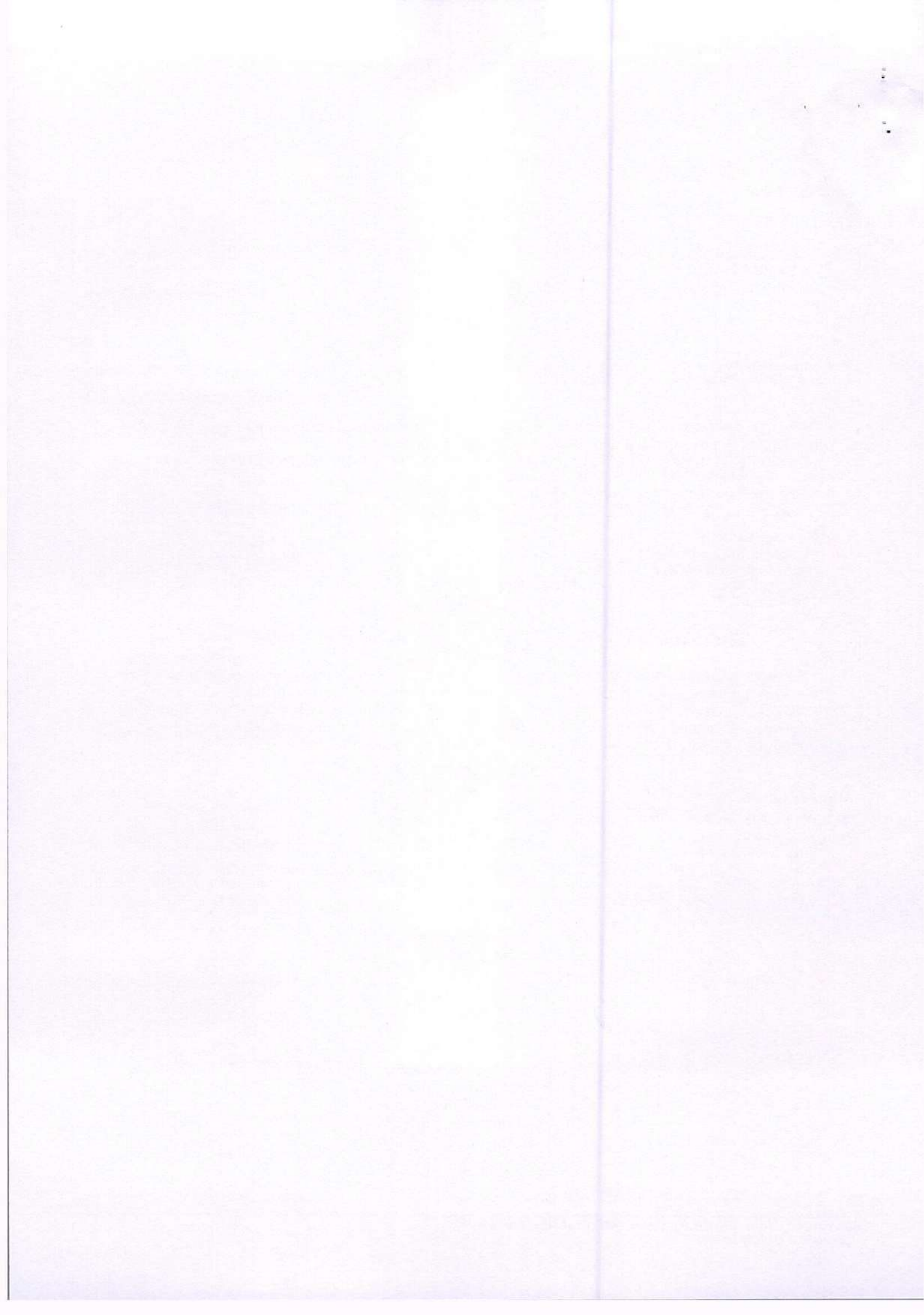
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L6, L10	5000 Sq Ft.	0/-	37,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	5000 sq ft	0 /-	37,50,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAMBIT BASU Son of Late Sabyasachi Basu Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office	Photo  06/11/2024	Finger Print  LTI 06/11/2024	Signature  06/11/2024
Samannoy Park, City:- , P.O:- Joteshibrampur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: ANxxxxxx2Q, Aadhaar No: 40xxxxxxxx7498, Status :Individual, Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office				
2	Name Mr AMIT GHOSH Son of Mr Tapan Ghosh Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office	Photo  06/11/2024	Finger Print  LTI 06/11/2024	Signature  06/11/2024
Khuriberia, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: AHxxxxxx2P, Aadhaar No: 98xxxxxxxx7819, Status :Individual, Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office				

Attorney Details :

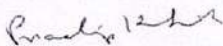
Sl No	Name,Address,Photo,Finger print and Signature			
1	DJSS REALTY PRIVATE LIMITED 2, Rowland Road, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bulkygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX1 , PAN No.: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANJIV KUMAR DABRIWAL (Presentant) Son of Mr Dwarka Prasad Dabriwal Date of Execution - 06/11/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office	Photo  Nov 6 2024 3:55PM	Finger Print  LTI 06/11/2024 Captured	Signature  06/11/2024
2, Rowland Road, City:- Not Specified, P.O:- Lala Lajpat Rai Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ADxxxxxx0M, Aadhaar No: 32xxxxxxxx9057 Status : Representative, Representative of : DJSS REALTY PRIVATE LIMITED (as Authorized Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pradip Kumar Singh Son of Mr B N Singh 6a K S Roy Road, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 06/11/2024	 06/11/2024 Captured	 06/11/2024
Identifier Of Mr SAMBIT BASU, Mr AMIT GHOSH, Mr SANJIV KUMAR DABRIWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DJSS REALTY PRIVATE LIMITED-30.59 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DJSS REALTY PRIVATE LIMITED-10.214 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DJSS REALTY PRIVATE LIMITED-26.06 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DJSS REALTY PRIVATE LIMITED-12 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DJSS REALTY PRIVATE LIMITED-84.49 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT GHOSH	DJSS REALTY PRIVATE LIMITED-4.28 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT GHOSH	DJSS REALTY PRIVATE LIMITED-18 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT GHOSH	DJSS REALTY PRIVATE LIMITED-2 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT GHOSH	DJSS REALTY PRIVATE LIMITED-28.88 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DJSS REALTY PRIVATE LIMITED-2 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMBIT BASU	DJSS REALTY PRIVATE LIMITED-2500.00000000 Sq Ft
2	Mr AMIT GHOSH	DJSS REALTY PRIVATE LIMITED-2500.00000000 Sq Ft

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 879, LR Khatian No:- 4135	Owner:সম্বিত বসু, Gurdian:সব্যাসাচি বসু, Address:সং: নিজ , Classification:বাস্তু, Area:0.34000000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 971, LR Khatian No:- 4135	Owner:সম্বিত বসু, Gurdian:সবাসাচি বসু, Address:সাং নিজ , Classification:শালি, Area:0.29000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 972, LR Khatian No:- 4135	Owner:সম্বিত বসু, Gurdian:সবাসাচি বসু, Address:সাং নিজ , Classification:শালি, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 973, LR Khatian No:- 4135	Owner:সম্বিত বসু, Gurdian:সবাসাচি বসু, Address:সাং নিজ , Classification:শালি, Area:0.84000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 974, LR Khatian No:- 3919	Owner:অমিত ঘোষ, Gurdian:ভপন , Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 976, LR Khatian No:- 3919	Owner:অমিত ঘোষ, Gurdian:ভপন , Address:নিজ , Classification:শালি, Area:0.18000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 968, LR Khatian No:- 3919	Owner:অমিত ঘোষ, Gurdian:ভপন , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 879, LR Khatian No:- 3919	Owner:অমিত ঘোষ, Gurdian:ভপন , Address:নিজ , Classification:বাগ, Area:0.30000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 968, LR Khatian No:- 4135	Owner:সম্বিত বসু, Gurdian:সবাসাচি বসু, Address:সাং নিজ , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 976, LR Khatian No:- 4135	Owner:সম্বিত বসু, Gurdian:সবাসাচি বসু, Address:সাং নিজ , Classification:শালি, Area:0.16000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160214809 / 2024

On 06-11-2024

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

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

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

Presented for registration at 15:42 hrs on 06-11-2024, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr SANJIV KUMAR DABRIWAL .

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 13,52,17,056/-

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

Execution is admitted on 06/11/2024 by 1. Mr SAMBIT BASU, Son of Late Sabyasachi Basu, Samannoy Park, P.O: Joteshibrampur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Business, 2. Mr AMIT GHOSH, Son of Mr Tapan Ghosh, Khuriberia, P.O: Bishnupur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Business

Indetified by Mr Pradip Kumar Singh, , , Son of Mr B N Singh, 6a K S Roy Road, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 06-11-2024 by Mr SANJIV KUMAR DABRIWAL, Authorized Signatory, DJSS REALTY PRIVATE LIMITED, 2, Rowland Road, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bulkygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr Pradip Kumar Singh, , , Son of Mr B N Singh, 6a K S Roy Road, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

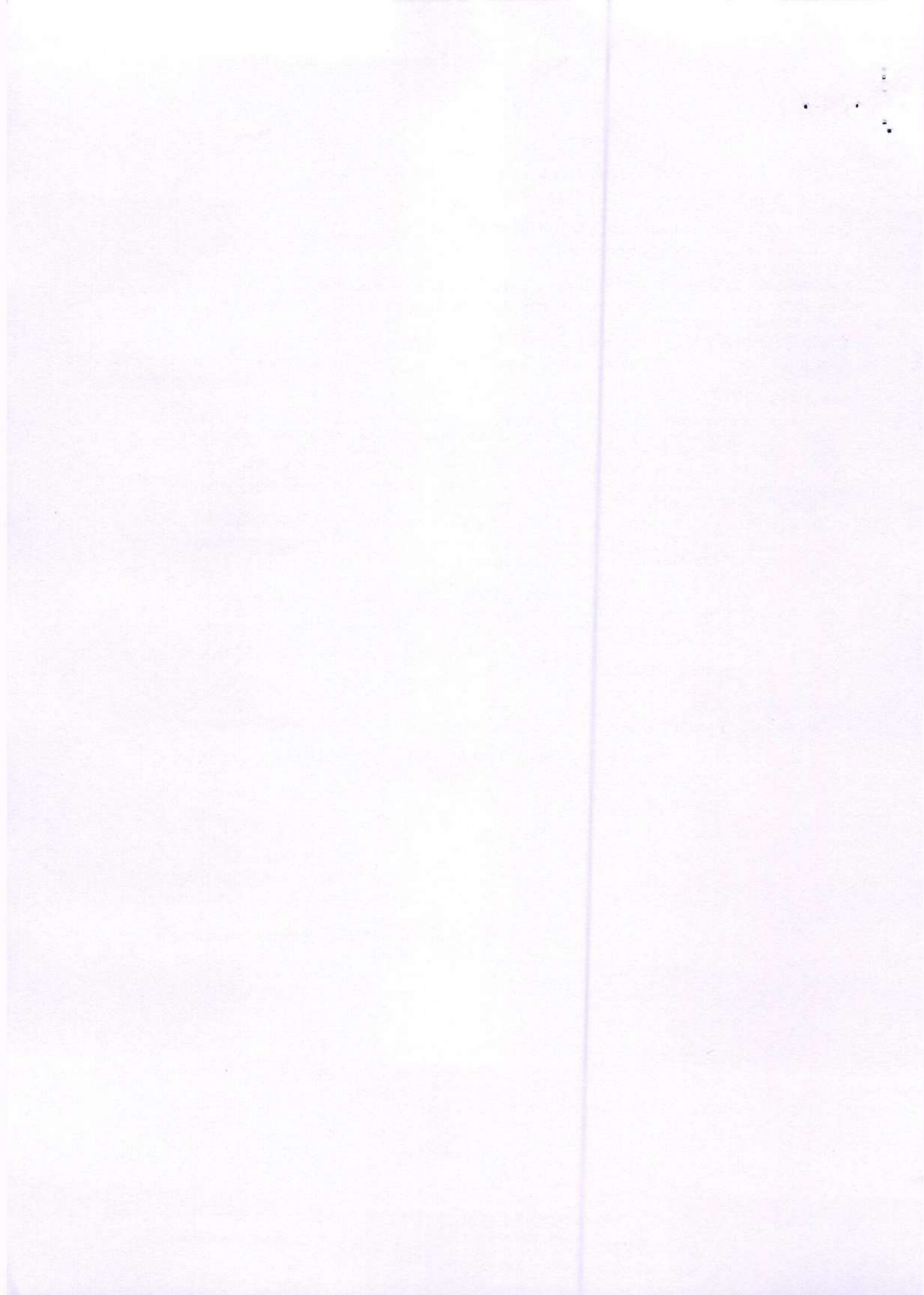
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 707294, Amount: Rs.50.00/-, Date of Purchase: 28/12/2023, Vendor name: Subhankar Das



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 498986 to 499005

being No 160214809 for the year 2024.



Dilip Mondal

Digitally signed by Dilip Kumar Mondal

Date: 2024.11.19 15:05:50 +05:30

Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 19/11/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.