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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

9 JUL 2024

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT made this 9th day of July
Two Thousand and Twenty-Four;

BY AND BETWEEN:

S.No.	Owner Name	PAN
1.	STEEWART PROJECTS LLP	ACRFS8878F
2	NIKOSH PROJECTS LLP	AALFN4491K
3	SUNBERG PROJECTS LLP	ACRFS8879E
4	SURYAMINI PROJECTS LLP	ACRFS8880R
5	AGRAHKOSH BUILDERS LLP	ABBFA3600L
6	VISARD DEVELOPERS LLP	AAMFV2021Q
7	KINGTRAD DEVELOPERS LLP	AAOFK7930M
8	YAMINI PROJECTS LLP	AABFY5083A
9	MANIRATAN PROJECTS LLP	AAZFM8946Q
10	TRANCHE BUILDERS LLP	AAJFT7755L
11	S.M. CONCRETE DEVELOPERS LLP	ACSFS0346K
12	SILVERWING PROJECTS LLP	ACSFS0345L
13	SILVERED PROJECTS LLP	ACSFS0338K
14	VICINITY PROJECTS LLP	AAMFV2022P
15	DHANLABH PROJECTS LLP	AAKFD8567B
16	GOODRISE PROJECTS LLP	AANFG8244P
17	SARVOPRIYA PROJECTS LLP	ACSFS0344M
18	RANGMAHALA PROJECTS LLP	AARFR8119G
19	RUDRAKASH PROJECTS LLP	AARFR8121J
20	KALAKIRTI PROJECTS LLP	AAOFK7928B
21	SMRIDHI PROJECTS LLP	ACSFS0340R
22	MANGALGOURI PROJECTS LLP	AAZFM8185H
23	STAR SHELL REALTORS LLP	ACSFS0339J
24	SIDHINAV PROJECTS LLP	ACSFS0341Q
25	AQUARIES DEVELOPERS LLP	ABBFA3756F
26	SHIIVDHAN PROJECTS LLP	ACSFS0347J
27	SEA HOLM BUILDERS LLP	ACSFS0342P
28	MANSAMATA PROJECTS LLP	ABBFM2110M
29	KARMROOP BUILDERS LLP	AAOFK7649D
30	NILAMBUR PROJECTS LLP	AAMFN1170G
31	VEDAMINI BUILDERS LLP	AAMFV1792N
32	GYANMURTI BUILDERS LLP	AAOFG6613K
33	DHANTERASH BUILDERS LLP	AALFD5413H
34	BHUMIDHAR PROJECTS LLP	AAPFB3875K
35	RANBHUMI PROJECTS LLP	AASFR8274K
36	RAMRAJYA INFRA LLP	AAUFR3194C
37	SNOW BUZZ PROPERTIES LLP	ADBFS8566K
38	AAGRAHSHEEL AGENCIES LLP	ABBFA3601M
39	AMRAVANT PROJECTS LLP	ABBFA3160D
40	DENBERG BUILDERS LLP	AAKFD8343D

41	JUPITER REALTY PRIVATE LIMITED	AADCJ5982C
42	JAZZ REALTORS PRIVATE LIMITED	AADCJ5999H
43	HOLEMART PROPERTIES PRIVATE LIMITED	AADCH7705F
44	INDONEP DEVELOPERS PRIVATE LIMITED	AAECI0057Q
45	LEMON GRASS REALTORS PRIVATE LIMITED	AACCL9519J
46	UTZSHO HOUSING DEVELOPEMENT PRIVATE LIMITED	AABCU8677M

1 to 40 are Limited Liability Partnership Firms incorporated under the provisions of the Limited Liability Partnership Act, 2008, Owner Nos. 1 to 5 are having their respective registered offices at 14A, Burdwan Road, Police Station and Post Office- Alipore, Kolkata-700027, Owner Nos. 6 to 11 are having their respective registered offices at 50B, Gariahat Road, Post Office-Ballygunge, Police Station- Gariahat, Kolkata-700019 and Owner Nos. 12 to 16 are having their respective registered offices at 21/2, Ballygunge Place, Police Station- Gariahat, Post Office-Ballygunge, Kolkata-700019, and Owner Nos. 17 to 22 are having their respective registered offices at 5, Bentick Street, Police Station-Hare Street, Post Office-Lalbazar, Kolkata-700001, and Owner Nos. 23 to 26 are having their respective registered offices at P-4, CIT Road, Scheme VIM, Police Station- Phoolbagan, Post Office- Narkeldanga, Kolkata-700054, Owner No. 27 are having its respective registered offices at P-2, CIT Road, Scheme VIM, Police Station- Phoolbagan, Post Office- Narkeldanga, Kolkata-700054 and LLPs mentioned at serial nos. 28 to 40 are having their respective registered offices at 5, Amratolla Street, Police Station- Burabazzar and Owner Nos. 41-46 are the Private Limited Companies within the meaning of the Companies Act, 2013,



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



090720242011239717

GRIPS Payment Detail

GRIPS Payment ID:	090720242011239717	Payment Init. Date:	09/07/2024 12:34:20
Total Amount:	189908	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3597709546919	BRN Date:	09/07/2024 12:35:23
Payment Status:	Successful	Payment Init. From:	Department Portal

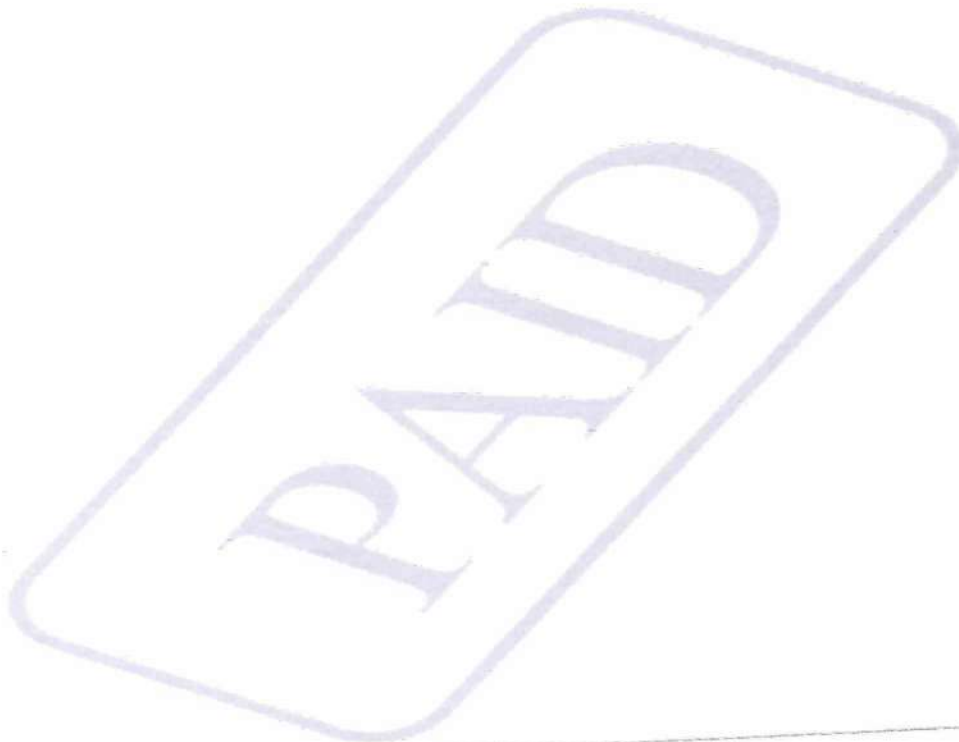
Depositor Details

Depositor's Name:	Mr Ravi Khaitan
Mobile:	9830339883

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250112397198	Directorate of Registration & Stamp Revenue	189908
Total			189908

IN WORDS: ONE LAKH EIGHTY NINE THOUSAND NINE HUNDRED EIGHT ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192024250112397198

GRN Details

GRN:	192024250112397198	Payment Mode:	SBI Epay
GRN Date:	09/07/2024 12:34:20	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3597709546919	BRN Date:	09/07/2024 12:35:23
Gateway Ref ID:	20769977	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	090720242011239717	Payment Init. Date:	09/07/2024 12:34:20
Payment Status:	Successful	Payment Ref. No:	2001786705/7/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Ravi Khaitan
Address:	1 N.S. Road, Kolkata-700001
Mobile:	9830339883
Period From (dd/mm/yyyy):	09/07/2024
Period To (dd/mm/yyyy):	09/07/2024
Payment Ref ID:	2001786705/7/2024
Dept Ref ID/DRN:	2001786705/7/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001786705/7/2024	Property Registration- Stamp duty	0030-02-103-003-02	74901
2	2001786705/7/2024	Property Registration- Registration Fees	0030-03-104-001-16	115007
Total				189908

IN WORDS: ONE LAKH EIGHTY NINE THOUSAND NINE HUNDRED EIGHT ONLY.

having their respective registered offices at Diamond Harbour Road, P.O. Joka, P.S. Bishnupur, South 24 Parganas, West Bengal- 700104, all are represented by its/their Authorised Signatory **Mr. Jitendra Kumar Singh**, son of Late Ram Chabila Singh, having PAN ENOPS1448K, residing at 2, Dakshin Para 3rd Lane, Rishra, Hooghly - 712250, hereinafter collectively referred to as the "**OWNERS**" (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include its/their successors-in-interest, successors-in-office, successors and/or assigns) of the **FIRST PART**.

AND

DTC PROJECTS PRIVATE LIMITED, [CIN. U51909WB1995PTC067230] [PAN **AAECS1016K**] a company within the meaning of the Companies Act 2013, having its registered office at 1, Netaji Subhash Road, P.O. GPO, P.S. Hare Street, Kolkata 700001, represented by its Authorised Signatory Mr. Ravi Khaitan, son of Mr. Nirmal Khaitan having PAN ALLPK0522D, residing at 152/2, Block -B, Bangur Avenue, Kolkata 700055, hereinafter referred to as '**DEVELOPER**', (which term or expression shall, unless excluded by or repugnant to the subject or context or meaning thereof, mean and include its successor or successors in interest and assigns) of the **SECOND PART**;

"Parties" shall mean collectively the Owner and the Developer and "Party" means either the Owner or the Developer.

WHEREAS:

- A.** The Owners claims to be seized, possessed and otherwise well and sufficiently entitled to of all that the pieces and parcels of Land measuring **396 Decimals** equivalent to **240 Cottahs** more or less having rayati rights therein and comprised in several khatians and all lying and situated at Mouza- Humaipur, J.L. No. 52, and Mouza- Abdalpur, J.L No. 53, Police Station- Barasat, within the local limits of Madhyamgram Municipality, District- North 24 Parganas, West Bengal which is morefully and particularly described and mentioned in First Schedule, hereunder written and hereinafter referred to as the Said Land.
- B.** The Developer is carrying on business of construction and development of real estate and the Developer has infrastructure and expertise in this field and can also market the constructed spaces in the buildings proposed to be completed and/or constructed on the said Land to intending transferees. The Developer has the necessary resources to complete the Project and to make arrangements for the funds required for the same and the Developer has the financial capability to carry out, complete and finish the Project.

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

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the Parties hereto as follows:-

ARTICLE I-DEFINITIONS

1. In this Agreement, unless otherwise specifically mentioned:-
 - 1.1 "**Owners**" shall mean the owners of the Said Land and include their respective successors-in-interest and/or assigns.
 - 1.2 "**Developer**" shall mean DTC Projects Private Limited and include its successors-in-interest.
 - 1.3 "**Sanctioning Authority**" shall mean the authority having the power of sanctioning plans for construction in the territorial area where the Said Land is situated.
 - 1.4 "**Complex**" shall mean the housing complex to be constructed on the entirety of the Said Land.
 - 1.5 "**Blocks**" shall mean the buildings to be constructed within the Project.
 - 1.6 "**Units**" shall mean the self-contained portions of the Blocks that can be separately and exclusively used and enjoyed for residential and/or commercial use.

- 1.7 "**Parking Spaces**" shall mean the spaces meant for parking of cars or two wheelers within the Project, whether covered, open or mechanised.
- 1.8 "**Plan**" shall mean the plan or plans, elevations, designs, drawings and specifications, including all modifications and/or variations thereof which may be made from time to time and as shall be sanctioned by the Sanctioning Authority availing the maximum Floor Area Ratio (FAR) permissible under the applicable Acts and/or Rules of the Sanctioning Authority.
- 1.9 "**Architect**" shall mean any person or Firm or Company whom the Developer may appoint from time to time as the Architect for the Complex.
- 1.10 "**Applicable Laws**" shall mean all applicable laws, by-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directives of any Governmental Authority or person acting under the authority of any Governmental Authority and/or of any statutory authority in India, whether in effect on the date of this Agreement or thereafter.
- 1.11 "**Project**" shall mean and include the planning and development of the Said Land or any part or parts thereof into by construction of the Complex thereon and the transfer of all units therein and the distribution of the Realizations and allocation of unsold areas and the administration of the Complex in matters relating to the Common Purposes, all in accordance with the terms and conditions of this Agreement.
- 1.12 "**Project Cost**" shall mean and include all costs, charges and/or expenses in connection with the development of the Said Land by the Developer and include without limitation:
- 1.12.1 Filling of the said Land, if required.
 - 1.12.2 Appointment of the Architect;

- 1.12.3 Having the Plan prepared by the Architect;
 - 1.12.4 Having the Plan sanctioned by the Sanctioning Authority upon paying the requisite fees;
 - 1.12.5 Engaging requisite contractors;
 - 1.12.6 Constructing the Complex, completing the same in all respects in accordance with the Plan and to make all the Blocks for Residential Apartments/Flats and/or Commercial Spaces as also all the other portions of the Complex tenantable;
 - 1.12.7 Obtaining Completion/Occupancy Certificate upon payment of all requisite fees.
- 1.13 "**Project Saleable Areas**" shall mean and include all the areas within the Project that can be transferred as exclusively usable, heritable and transferable immovable properties, and include without limitation the Units and the Parking Spaces.
 - 1.14 "**Transferees**" shall mean the persons to whom any Project Saleable Area will be transferred.
 - 1.15 "**Sale Proceeds**" shall mean and include all amounts to be received from the Transferees as consideration for transferring the Project Saleable Areas, other than fees and charges, but shall not include any deposits by whatsoever name called, and after deducting therefrom all charges and/or fees to be paid to the brokers.
 - 1.16 "**Security Deposit**" shall mean the amount to be deposited by the Developer with the Owners for the purposes as hereinafter stated to be refunded by the Owners to the Developer;
 - 1.17 "**Complex Transferees**" shall mean all the transferees of Saleable Areas within the Complex.
 - 1.18 "**Association**" shall mean a body of the Complex Transferees to be formed by the Developer which will ultimately manage the affairs of the Complex.

AREICLE II - APPOINTMENT

2. The Owners do hereby appoint the Developer to develop the Said Land.

ARTICLE III - COMMENCEMENT

3. This Agreement shall be deemed to have commenced on and from and with effect from the date of its execution.

ARTICLE IV- LIMITATION AND LIABILITIES

4.1 The Developer shall at its own cost and responsibility solely be liable to fill the said Land up to the required height for construction of the proposed project.

4.2 The Developer shall perform all necessary acts i.e. appointment of architect, having the Plan prepared by the Architect and the same to be sanctioned by the Sanctioning Authority upon paying the requisite fees.

4.3 After execution of this agreement if any subsequent encumbrances, charges, attachments, or legal proceedings in respect of the said Land or any part thereof is discovered, the Developer shall be liable to clear such encumbrances, charges, attachments, or legal proceedings at their own risk and cost.

4.4 Upon execution hereof the Developer shall be liable to keep the Owners harmless relating to the development and/or to the construction of the New Building and arising from any breach of this Agreement by the Developer and/or arising from any breach, default or violation of any law, permission, rules, regulations or bye-laws relating to development and construction and/or arising out of any accident or negligence during development and construction.

ARTICLE V- REPRESENTATIONS OF THE OWNERS

5. The Owners represent and covenant that:

5.1 They jointly and severally, are the absolute owners of the Said Land and completely seized and possessed thereof and otherwise well and

sufficiently entitled thereto and is free from all encumbrances of every nature whatsoever.

- 5.2 They shall sign all such forms and papers as shall be required by the Developer for the purpose of executing the Project.
- 5.3 All municipal rates, taxes, khazanas (land revenue), cess or any other outgoings in respect of the Said Land has been paid by them till the date hereof and henceforth, the Developer shall be liable for all the future payments.

ARTICLE VI -THE RIGHTS & OBLIGATIONS OF THE DEVELOPER

- 6.1 The Developer shall construct erect and carry out the development at the Said Land at its own cost & expenses and at its sole risk in accordance with the Plans and do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules in force at the relevant time. The Developer agrees to develop the Said Land wholly or in phases at its sole discretion.
- 6.2 The Developer shall carry out necessary soil testing and other preparatory works in respect of the development of the Said Land at the Developer's risk and cost. The Developer shall be free to set up site office and, put up the hoardings/boards. The Developer shall at all times ensure compliance with any restrictions imposed in this respect by any statutory authorities.
- 6.3 The Developer at its own costs and responsibility shall obtain from the Planning Authorities, sanction of the Plans, as may be permitted under applicable laws, as the case may be, in connection with the development and also obtain all statutory clearances (including Environment Clearance) required for commencement of construction and development and sale of units in the Project. In this regard it is

clarified that (i) the Developer shall be responsible for obtaining all sanctions, permissions, clearances and approvals needed for the Project (including final sanction of the Plans), and (iii) all costs and fees for sanctions, permissions, clearances and approvals shall be borne and paid by the Developer.

- 6.4 The Developer shall commence construction of the Complex within 3 months of grant of registration of the Project with the West Bengal Regulatory Authority under the Real Estate (Regulation & Development) Act, 2016 or Consent to Establish from the Pollution Control Board, whichever is later ("**Date of Commencement**").
- 6.5 The Developer shall be entitled to make any variation and/or modifications in the Plans and/or specifications and/or construction of the Complex, as may be required to be done from time to time at the instance of the concerned municipality or the sanctioning authority or other appropriate authorities or under any statute or under the advice of the Architect.
- 6.6 The Developer shall be responsible to arrange all necessary finances and/or funds and/or moneys for the purpose of construction of the Project. The Developer also undertakes payment of all interests, charges, costs and expenses as may from time to time be necessary or required for the Project and in this regard the Owners shall not be liable or responsible. However, the Owners shall co operate with the Developer and produce all title deeds and other documents as may be required by the Developer in availing such project finance, without any demur, delay or protest.
- 6.7 The Developer shall comply with the provisions of all statutes, rules and regulations as are applicable in connection with the development of the Project including The Real Estate (Regulation & Development) Act, 2016 and the Rules framed thereunder.
- 6.8 The Developer shall also be responsible for the development of the Project and shall be entitled for itself and on behalf of the Owners, as

the case may be, to handle, deal with and/or to look after all matters, disputes, litigations, cases, issues that may arise out of the activities while developing the Project Land and construction of the Project thereat, at its own cost and expenses, as also those arising with the Intending Transferees, if any, in the Project.

- 6.9 The Developer on or before execution of this agreement has paid an amount of **Rs.1,15,00,000/-** (Rupees One Crore Fifteen Lakh) only equally to all the Owners as interest - free refundable Security Deposit.

ARTICLE VII - ENTITLEMENTS

- 7.1 In consideration of granting the developmental rights to the Developer, the Owners will be entitled to 15% of the total Sale Proceeds.
- 7.2 Pursuant to the development of the Said Land by the Developer, the Developer will be entitled to 85% of the total Sale Proceeds.
- 7.3 The Developer and owners shall open a bank account with a bank where all the Sale Proceeds shall be deposited in the said bank account and withdraw the money after duly audited by a Chartered Accountant as per the provision of The Real Estate (Regulation & Development) Act, 2016.

ARTICLE VIII-PROCEDURE

- 8.1 The Said Land shall always be deemed to be in the possession of Developer till the completion of the Project. However, the Owners shall simultaneously with the signing of this Agreement, execute and register a Power of Attorney in favour of the Developer in the form to be drafted by the Advocates of the Developer empowering it, inter alia, to:

- 8.1.1 Institute, defend or conduct any proceedings in any court or courts, judicial and/or quasi-judicial, and/or other statutory authorities and/or bodies relating to the Said Land in any matter whatsoever and for such purposes, appoint advocates, pleaders and/or solicitors;
- 8.1.2 Appoint an architect for the Project to prepare Plan, have the same revised or modified, if so required, and sanctioned by the Sanctioning Authority;
- 8.1.3 Appoint such contractors, managers, labourers and workmen for executing the Project;
- 8.1.4 Pay all rates, taxes and other charges payable to the concerned municipality or any other statutory authorities on behalf of the Owners;
- 8.1.5 Apply for and obtain all requisite permissions, sanctions and/or licenses for the Project and/or for obtaining the provisions of utilities therein;
- 8.1.6 Appoint contractors for the Project and purchase materials for its execution;
- 8.1.7 Obtain loans for the Project including by mortgaging such parts or portions of the Said Land by way of deposit of title deeds or otherwise and sign and execute all deeds, papers and /or documents for obtaining the same and have the same registered;
- 8.1.8 Executing the Project and do all necessary acts, deeds matters and things therefor;
- 8.1.9 Have the Blocks within the Project completed in all respects in accordance with the Plan to be sanctioned;
- 8.1.10 Sign, issue, deliver, serve, receive and accept all notices, letters and correspondence as may be required from time to time;
- 8.1.11 Sign all applications, forms and undertakings, correspondences and writings, affidavits, declarations and indemnities, if necessary;
- 8.1.12 Apply for and obtain temporary and permanent connections for water, electricity, drainage, sewerage and/or gas to the Blocks and other

inputs and facilities required for the construction or enjoyment of the Blocks;

- 8.1.13 Enter into the Agreements for Sale, execute the Conveyances of the Project Saleable Areas with the Transferees and admit such execution before the concerned registrar and to receive the advance money/earnest money and/or the full consideration money and all other charges and deposits from the sales thereof.
- 8.1.14 The Owners shall not revoke the above mentioned Power of Attorney subject however to the Developer carrying out its various obligations hereunder in its true intent and spirit.
- 8.1.15 The Owners shall sign all such other and further documents, letters undertakings, agreements, affidavits, declaration by whatever name called in furtherance of this Agreement as may be required by the Developer or its Advocates.
- 8.1.16 The Original Title Deeds and all other documents relating to the Land shall be handed over by the Owners to the Developer simultaneously with the execution hereof and the same shall be kept by the Developer till the complete performance and conclusion of this Agreement. After completion of the Project Saleable Areas, the Developer shall handover these to the Association / Management Company of the Transferees to be formed.
- 8.1.17 All deposits such as Sinking Fund Deposit, Maintenance Deposit, Corpus Deposit, if any collected by the Developer shall be transferred by it to the Association/ Management Company of the Transferees upon its formation after deductions/ adjustments of all expenses as may be incurred by the Developer. Till such handing over, the Developer shall keep and maintain proper accounts of all these amounts and be responsible and liable therefore.

ARTICLE IX- CONSTRUCTION AND DEVELOPMENT

- 9.1 The Developer shall at its own costs, construct, erect, and complete the Project in accordance with the Plan and the Specifications as mentioned

in **Second Schedule** hereto and with good and standard materials as may be specified by the Architects from time to time.

- 9.2 The quality of the materials to be used by the Developer for the Project shall be certified by the Architect from time to time and until any material is so certified, the Developer shall not use the same.
- 9.3 The Project shall be so executed that each Block is provided with lifts, pumps, tube-well, overhead reservoirs, electrification, permanent electric connections obtained from the concerned Electricity Board/ Authority and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential and/or multi-storied buildings having self-contained apartments and/or commercial space and constructed for sale of the constructed areas therein on ownership basis.
- 9.4 The name of the Project shall be as decided by the Developer
- 9.5 The Developer may appoint and/or avail the services of Third Parties for the purpose of carrying out its duties and obligations as provided for in this Agreement. The Owners shall not have any objections in relation to such appointments by the Developer nor be liable to any of such Third Parties in any manner whatsoever or for any of their acts, all of which shall be sole responsibility of the Developer.
- 9.6 All costs, charges and expenses, including Architect's fees, and/or any damages, losses caused owing to negligence, carelessness and/or any other reason during the construction of the Blocks shall be discharged by the Developer and the Owners shall bear no responsibility in this context.

ARTICLE X - ADDITIONAL F.A.R

10. If at any time in future, the Said Land becomes entitled to any increased and /or additional FAR, the Developer shall compulsorily avail of and utilise the same by constructing, at its sole costs and expenses, additional floors on the Blocks and/or by constructing one or more

other Blocks elsewhere on the Said Land, as be permitted, and the Owners shall be deemed to have granted their consent to such additional construction hereunder.

ARTICLE XI - ASSOCIATION

11. Though initially the Developer shall manage the affairs of the Complex, but for ultimately managing the affairs of the Complex on a regular basis, it shall form the Management Company under such Act as it may deem fit and proper. The Developer shall make the initial rules and regulation and also the various provisions for the Association and the same shall be binding upon all the Transferees till such time the Developer hands over the management charge upon the Management Company.

ARTICLE XII - OBLIGATIONS OF THE OWNERS

12. The Owners hereby covenant with the Developer not to:
 - 12.1 Enter into any other arrangement or agreement for development of the Said Land.
 - 12.2 Cause any interference or hindrance to the Developer in execution of the Project.
 - 12.3 Do any act, deed, matter and/or thing whereby the marketing agents or professional brokers appointed for the sale of the Project Saleable Areas are or may be prevented from selling, and/or disposing of any of these.
 - 12.4 Let out, mortgage, and/or charge the Land and/or the Said Land or any portion thereof.
 - 12.5 Sell any of their respective interests in the Said Land without this Agreement being a covenant running with such sale.

ARTICLE XIII - DEVELOPER'S OBLIGATIONS

13. The Developer shall not violate or contravene the provisions of any Acts and/or Rules applicable in executing the Project.

ARTICLE XIV - PHASE WISE CONSTRUCTION

14. If it thinks fit, the Developer may execute the Project in phases.

ARTICLE XV - INDEMNITY

15. The Developer hereby undertakes to keep each of the Owners saved, harmless and indemnified against all actions, suits, costs, proceedings and/or claims that may arise out of any act of commission or omission by the Developer in execution of the Project, in the matter of its construction and/or for any defect therein.

16. All the Owners hereby jointly and severally undertake to keep the Developer saved, harmless and indemnified against all actions, suits, costs, proceedings and/or claims arising due to any fault of any of the Owners with regards to the title of the Said Land or for any defect therein.

ARTICLE XVII - CRITICAL DECISIONS AND OPERATIONS

17.1 All important decisions related to the Project shall be taken solely by the Developer which will include but not be limited to the following:

17.1.1 Appointments of Architects.

17.1.2 Designing of the Project.

17.1.3 Appointments of Landscaping Consultants for the Project.

17.1.4 Appointment of Marketing Consultants.

17.1.5 Appointment of Media Planner.

17.1.6 Specifications of the Project, if any not be specifically mentioned in

Second Schedule.

17.1.7 Sales and Pricing Policy.

17.1.8 Marketing Strategy.

17.1.9 The regular day to day management of the Project shall be done by the Developer.

ARTICLE XVIII- MISCELLANEOUS

18.1 All presentations, technical know-how, reports, plans and any other documentation and material prepared by the Developer and received by the Owners under this Agreement and all information concepts, ideas and other results of whatsoever nature including any intellectual property right with respect thereto, which in any way relate to the execution of the Project or the works to be performed by the Developer for the Owners under this Agreement, shall be the exclusively property of the Developer.

18.1 On and from the date of handing over possession of their respective Project Saleable Areas, the Transferees thereof shall be liable to pay and bear charges on account of property tax and/or any other taxes payable in respect thereof.

ARTICLE XIX - FORCE MAJEURE

19.1 None of the Parties shall be liable for any obligation hereunder to the extent the performance whereof is prevented by the existence of any Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.

19.2 Force Majeure shall mean:

19.2.1 War (whether declared or undeclared), invasion, armed conflict or act of foreign enemy in each case involving or directly affecting the Said Land.

19.2.2 Riot, insurrection or other civil commotion, in each case in around the Said Land and affecting Development.

19.2.3 Any effect due to natural calamities, including but not limited to lighting, fire, earthquake, tidal wave, flood, storm, Pandemic, cyclone, tempest, typhoon or tornado, in or around the Said Land and affecting Development.

19.2.4 Labour Unrest or their non-availability.

19.2.5 Abnormal increase in prices or non-availability of building materials or shortage in supply thereof.

- 19.2.6 Non-performance by contractors.
- 19.2.7 Acts of God.
- 19.2.8 Recession in economy or in the industry.
- 19.2.9 Prohibitory orders from any Court of Law or Judicial or Quasi -
Judicial Authorities, Statutory Bodies or Departments,
Municipalities, Governments.
- 19.2.10 Delay in obtaining any sanction, permission, approval, consent
and/or certificates relating to the Project from the Government,
Central or State and/or any statutory authorities.

ARTICLE XX-CONFIDENTIALITY

20. No party shall, without the prior written consent of the other, at any time divulge or disclose or suffer or permit any of its servants or agents to divulge or disclose to any person any information which is by its nature or is marked as proprietary material or "confidential" concerning the other (including any information concerning the contents of this Agreement) except to its officers, directors, employers, agents, representatives and/or professional advisors or as may be required by any law, rule regulation and/or any judicial process, provided however, that a party, with the written consent of the other Party, may issue press releases containing non-sensitive information in relation to the progress of the Project. This provision shall not apply to information:

- 20.1 Already in the public domain, otherwise than by breach of this Agreement.
- 20.2 Already in the possession of the receiving Party on a lawful basis before it was received from the other Party in connection with this Agreement and which was not obtained under any obligation of confidentiality.

- 20.3 Obtained from a third party who is free to divulge the same and which was not obtained under any obligation of confidentiality.
- 20.4 Which are required to be disclosed by judicial, administrative or stock exchange process in any enquiry, investigation, action suit, proceeding or claim or otherwise by or under any Applicable Law or by any government authority.

ARTICLE XXI- NOTICES

21. Notices, demand or other communications required or permitted to be given or made hereunder shall be in writing and delivered personally or sent by speed post with recorded delivery, or by fax addressed to the intended recipient at its address set out in this Agreement or to such other address or telefax number as any party may from time to time duly notify to the other. Any such notice, demand or communication shall, unless the contrary is proved, be deemed to have been duly served (if given or made by fax) on the next following business day in the place of receipt (or if given by registered post with acknowledgment due) two days after posting and proving the same it shall be sufficient to show, in the case of a letter, that the envelope containing the same was duly addressed, correctly stamped and posted and in case of a fax such telefax was duly dispatched to a current telefax number of the addressee.

ARTICLE XXII-DISPUTE RESOLUTION

- 22.1 If any dispute or difference or claims of any kind arises between the Parties in connection with construction, interpretation or application of any of the terms and/or conditions or any matter or thing in any way connected with or in connection with or arising out of this Agreement, whether before or after the termination of this Agreement, the Parties shall meet together promptly, at request of any Party, in

an effort to resolve such dispute, difference or claim by discussion between them.

- 22.2 All disputes arising out of or in connection with this development agreement shall be referred to the sole arbitrator to be appointed by the Developer. The dispute shall be referred to arbitration in terms of the provision of the Arbitration and Conciliation Act, 1996 and rules and regulation made there under.
- 22.3 The place of arbitration shall be Kolkata, the arbitration hearings, If required, can be held elsewhere from time to time by mutual agreement of the Parties.
- 22.4 The request for arbitration, the answer to the request, the terms of reference, all written submissions, orders and rulings shall be in English and, if oral hearings take place, English shall be the language to be used in the hearings.
- 22.5 Pending the submission of and/or decision on dispute, difference of claim or until the Arbitral award is published the Parties shall continue to perform all of their obligations under this Agreement without prejudice to a final adjustment in accordance with such award.

ARTICLE XXIII -WAIVER

23. No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at law, in equity or otherwise and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. The election of any one or more of such remedies by any one of the Parties hereto shall not constitute a waiver by such Party of the right to pursue any other available remedy.

ARTICLE XXIV - SEVERABILITY

- 23 If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

ARTICLE XXV- MODIFICATIONS

- 24 This Agreement together with its Schedules constitutes the entire agreement between the Parties and no modifications, amendments or waiver of any of the provisions hereof shall be effective unless made in writing, specifically referring to this Agreement and duly signed by all the Parties hereto.

ARTICLE XXVI- JURISDICTION

- 25 This Agreement is being executed in Kolkata and the Courts of Kolkata shall have exclusive jurisdiction to try and entertain all suits proceedings arising out of this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO:

[SAID LAND]

All that piece and parcel of land admeasuring **396 Decimals** equivalent to **240 Cottahs** comprised in several dag numbers as described in the table below under Mouza- Humaipur, J.L. No. 52, and Mouza- Abdalpur, J.L. No. 53, Police Station- Barasat, under Madhyamgram, District- North 24 Parganas, West Bengal. (Badu OFF Road). (Badu Roa

Mouza	R.S. Dag No.	L.R. Dag No.	Area (Decimal)
	1452	330	19.0000
	265	344	13.0000
	266	345	15.0000

Humaipur	267	346	10.0000
	262	347	21.0000
	288	348	51.5000
	287	349	27.0000
	286	350	28.0000
	270	351	33.0000
	269	352	13.0000
	271	353	38.0000
	272	354	32.5000
	273	355	14.0000
	274	356	11.0000
	275	357	10.0000
	276	359	29.0000
	277	360	5.0000
Abdalpur	322	322	8.5800
	322/1145	322/1145	12.5000
	323	323	5.0000
Total			396.08

THE SECOND SCHEDULE ABOVE REFERRED TO:

[Specifications]

Foundation	Earthquake resistant Reinforced Concrete Cement structure
External Finish	Weather Proof Exterior Paint
Interior Finish	Putty Puning
Flooring	Interiors-Vitrified Tile Staircase - Epoxy coating/ Tiles
Kitchen	(i) Granite counter with Stainless steel sink (ii) Dado of ceramic tiles up to 2 ft above the counter / platform (iii) Electrical point for Refrigerator, Water purifier, Microwave, Chimney & Exhaust fan

Toilet	(i) Anti skid ceramic floor tiles (ii) Toilet Walls – Designer Glazed tiles on the walls upto door height (iii) Sanitary ware of reputed brand (iv) Chrome Platted fittings of reputed brand (v) Electrical Point for Geyser & Exhaust Fan (vi) Plumbing provision for Hot / Cold water line
Doors & Windows	(i) Main Door – Flush Door with Laminate on external side (ii) Internal Doors –Painted / Polished Flush doors (iii) Windows –Powder Coated Aluminium windows
Electricals	(i) Provision for Split AC Points (ii) Provision for Cable TV / Broadband wiring (iii) Plug Points in all bedrooms, Living / Dining, Kitchen & Toilets (iv) Concealed copper wiring with Central MCB of reputed brands (v) Door bell point at the main entrance door (vi) Modular switches of reputed brands

24. Execution and Delivery

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

Jitendra K. Singh

Jitendra Kumar Singh
Authorised Signatory of Owners

Owners

DTC PROJECTS PVT. LTD.

Ken Khosla
Authorised Signatory

Authorised Signatory Developer

Witnesses:

1. Teyasa Pal
D/o, Biswajit Paul
185/353, A, Rainb brandli
Road, Konnagar, Hooghly.

2. Bidisha Das
D/o, Bipin Das
Jeevan Nivas,
Chetla road,
New Alipore - 700053.

Drafted by me:-
Soham Basu
Alipore Judges Court

Memo of Receipt

RECEIVED from the within named Developer the within mentioned sum of Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakh) being the Security Deposit payable in terms this Development Agreement under these presents.



Jitendra Kumar Singh
Authorised Signatory of Owners

Owners

Witnesses:

1. Tiyasa Pal

2. Bidisha Das

SPECIMEN FORM FOR TEN FINGER PRINTS



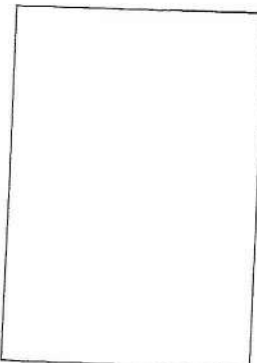
Tubender Kr Singh

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

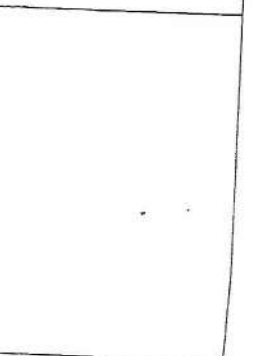


Ran Khatun

	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-1904-09970/2024	Date of Registration	09/07/2024
Query No / Year	1904-2001786705/2024	Office where deed is registered	
Query Date	08/07/2024 6:39:36 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOHAM BASU 1, NETAJI SUBASH ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8981218451, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4311] Other than Immovable Property, Receipt [Rs : 1,15,00,000/-]	
Set Forth value		Market Value	
		Rs. 18,61,12,130/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,001/- (Article:48(g))		Rs. 1,15,091/- (Article:E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Road(off Road), Mouza: Humaipur, JI No: 52, Pin Code : 700129

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-330 (RS :-)		Bastu	Bastu	19 Dec		82,90,916/-	Width of Approach Road: 12 Ft.,
L2	LR-344 (RS :-)		Bastu	Bastu	13 Dec		56,72,732/-	Width of Approach Road: 12 Ft.,
L3	LR-345 (RS :-)		Bastu	Bastu	15 Dec		65,45,460/-	Width of Approach Road: 12 Ft.,
L4	LR-346 (RS :-)		Bastu	Bastu	10 Dec		43,63,640/-	Width of Approach Road: 12 Ft.,
L5	LR-347 (RS :-)		Bastu	Bastu	21 Dec		91,63,644/-	Width of Approach Road: 12 Ft.,
L6	LR-348 (RS :-)		Bastu	Bastu	51.5 Dec		2,24,72,746/-	Width of Approach Road: 12 Ft.,
L7	LR-349 (RS :-)		Bastu	Bastu	27 Dec		1,17,81,828/-	Width of Approach Road: 12 Ft.,
L8	LR-350 (RS :-)		Bastu	Bastu	28 Dec		1,22,18,192/-	Width of Approach Road: 12 Ft.,
L9	LR-351 (RS :-)		Bastu	Bastu	33 Dec		1,44,00,012/-	Width of Approach Road: 12 Ft.,
L10	LR-352 (RS :-)		Bastu	Bastu	13 Dec		56,72,732/-	Width of Approach Road: 12 Ft.,
L11	LR-353 (RS :-)		Bastu	Bastu	38 Dec		1,65,81,832/-	Width of Approach Road: 12 Ft.,
L12	LR-354 (RS :-)		Bastu	Bastu	32.5 Dec		1,41,81,830/-	Width of Approach Road: 12 Ft.,
L13	LR-355 (RS :-)		Bastu	Bastu	14 Dec		61,09,096/-	Width of Approach Road: 12 Ft.,

L14	LR-356 (RS :-)		Bastu	Bastu	11 Dec		48,00,004/-	Width of Approach Road: 12 Ft.,
L15	LR-357 (RS :-)		Bastu	Bastu	10 Dec		43,63,640/-	Width of Approach Road: 12 Ft.,
L16	LR-359 (RS :-)		Bastu	Bastu	29 Dec		1,26,54,556/-	Width of Approach Road: 12 Ft.,
L17	LR-360 (RS :-)		Bastu	Bastu	5 Dec		21,81,820/-	Width of Approach Road: 12 Ft.,
	TOTAL :				370Dec	0 /-	1614,54,680 /-	

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Rd, Mouza: Abdalpur, JI No: 53, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L18	LR-322 (RS :-322)		Bastu	Bastu	8.58 Dec		81,11,998/- Property is on Road
L19	RS-322/1145		Bastu	Bastu	12.5 Dec		1,18,18,180/- Property is on Road
L20	LR-323 (RS :-)		Bastu	Bastu	5 Dec		47,27,272/- Property is on Road
	TOTAL :			26.08Dec	0 /-	246,57,450 /-	
	Grand Total :			396.08Dec	0 /-	1861,12,130 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Stewart Projects LLP City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Date of Incorporation:XX-XX-2XXX4 , PAN No.:: acxxxxxx8f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Nikosh Projects LLP City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Date of Incorporation:XX-XX-2XXX4 , PAN No.:: aaxxxxxx1k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Sunberg Projects LLP City:- Not Specified, P.O:- Alipore, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Date of Incorporation:XX-XX-2XXX4 , PAN No.:: acxxxxxx9e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Suryamini Projects LLP City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Date of Incorporation:XX-XX-2XXX4 , PAN No.:: acxxxxxx0r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Agrahkosh Builders LLP City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Date of Incorporation:XX-XX-2XXX4 , PAN No.:: abxxxxxx0l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	Visard Developers LLP City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XXX4 , PAN No.:: aaxxxxxx1q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

7	Kingtrad Developers LLP City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx0m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	Yamini Projects LLP City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx3a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	Maniratan Projects LLP City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	Tranche Builders LLP City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx5l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	SM Concrete Developers LLP City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ACxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	Silverwing Projects LLP City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX4 , PAN No.:: acxxxxxx5l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	Silvered Projects LLP City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX4 , PAN No.:: acxxxxxx8k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	Vicinity Projects LLP City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx2p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	Dhanlabh Projects LLP City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx7b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	Goodrise Projects LLP City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx4p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	Sarvopriya Projects LLP City:- Kolkata, P.O:- Lalbazar, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: acxxxxxx4m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	Rangmahala Projects LLP City:- Kolkata, P.O:- Lalbazar, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx9g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
19	Rudrakash Projects LLP City:- Kolkata, P.O:- Lalbazar, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx1j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
20	Kalakirti Projects LLP City:- Kolkata, P.O:- Lalbazar, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx8b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

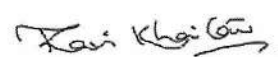
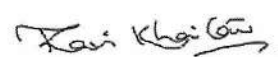
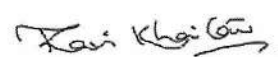
21	Smridhi Projects LLP City:- Kolkata, P.O:- Lalbazar, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: acxxxxxx0r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
22	Mangalgouri Projects LLP City:- Kolkata, P.O:- Lalbazar, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx5h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
23	Star Shell Realtors LLP City:- Kolkata, P.O:- Narkeldanga, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Date of Incorporation:XX-XX-2XX4 , PAN No.:: acxxxxxx9j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
24	Sidhinav Projects LLP City:- Kolkata, P.O:- Narkeldanga, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Date of Incorporation:XX-XX-2XX4 , PAN No.:: acxxxxxx1q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
25	Aquaries Developers LLP City:- Kolkata, P.O:- Narkeldanga, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Date of Incorporation:XX-XX-2XX4 , PAN No.:: abxxxxxx6f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
26	Shiivdhan Projects LLP City:- Kolkata, P.O:- Narkeldanga, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Date of Incorporation:XX-XX-2XX4 , PAN No.:: acxxxxxx7j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
27	Sea Holm Builders LLP City:- Kolkata, P.O:- Narkeldanga, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Date of Incorporation:XX-XX-2XX4 , PAN No.:: acxxxxxx2p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
28	Mansamata Projects LLP City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: abxxxxxx0m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
29	Karmroop Builders LLP City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx9d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
30	Nilambur Projects LLP City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: aaxxxxxx0g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
31	Vedamini Builders LLP City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx2n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
32	Gyanmurti Builders LLP City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: aaxxxxxx3k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
33	Dhanterash Builders LLP City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx3h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
34	Bhumidhar Projects LLP City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: aaxxxxxx5k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

35	Ranbhumi Projects LLP City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx4k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
36	Ramrajya Infra LLP City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
37	Snow Buzz Properties LLP City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX6 , PAN No.:: adxxxxxx6k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
38	Aagrahsheel Agencies LLP City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: abxxxxxx1m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
39	Amravant Projects LLP City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: abxxxxxx0d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
40	Denberg Builders LLP City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx3d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
41	Jupiter Reality Private Limited City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX5 , PAN No.:: aaxxxxxx2c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
42	Jazz Realtors Private Limited 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.:: aaxxxxxx9h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
43	Holemart Properties Private Limited 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.:: aaxxxxxx5f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
44	Indonep Developers Private Limited 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.:: aaxxxxxx7q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
45	Lemon Grass Realtors Private Limited 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.:: aaxxxxxx9j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
46	Utzsho Housing Development Private Limited 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.:: aaxxxxxx7m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DTC Projects Private Limited City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-1XX5 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>Jul 9 2024 4:17PM</td><td>LTI 09/07/2024</td><td>09/07/2024</td><td></td></tr> </tbody> </table> City:- Not Specified, P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: enxxxxxx8k, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : Steewart Projects LLP (as Authorised Signatory), Nikosh Projects LLP (as Authorised Signatory), Sunberg Projects LLP (as Authorised Signatory), Suryamini Projects LLP (as Authorised Signatory), Agrahkosh Builders LLP (as Authorised Signatory), Visard Developers LLP (as Authorised Signatory), Kingtrad Developers LLP (as Authorised Signatory), Yamini Projects LLP (as Authorised Signatory), Maniratan Projects LLP (as Authorised Signatory), Tranche Builders LLP (as Authorised Signatory), SM Concrete Developers LLP (as Authorised Signatory), Silverwing Projects LLP (as Authorised Signatory), Silvered Projects LLP (as Authorised Signatory), Vicinity Projects LLP (as Authorised Signatory), Dhanlabh Projects LLP (as Authorised Signatory), Goodrise Projects LLP (as Authorised Signatory), Sarvopriya Projects LLP (as Authorised Signatory), Rangmahala Projects LLP (as Authorised Signatory), Rudrakash Projects LLP (as Authorised Signatory), Kalakirti Projects LLP (as Authorised Signatory), Smridhi Projects LLP (as Authorised Signatory), Mangalgouri Projects LLP (as Authorised Signatory), Star Shell Realtors LLP (as Authorised Signatory), Sidhinav Projects LLP (as Authorised Signatory), Aquaries Developers LLP (as Authorised Signatory), Shiivdhan Projects LLP (as Authorised Signatory), Sea Holm Builders LLP (as Authorised Signatory), Mansamata Projects LLP (as Authorised Signatory), Karmroop Builders LLP (as Authorised Signatory), Nilambur Projects LLP (as Authorised Signatory), Vedamini Builders LLP (as Authorised Signatory), Gyanmurti Builders LLP (as Authorised Signatory), Dhanterash Builders LLP (as Authorised Signatory), Bhumidhar Projects LLP (as Authorised Signatory), Ranbhumi Projects LLP (as Authorised Signatory), Ramrajya Infra LLP (as Authorised Signatory), Snow Buzz Properties LLP (as Authorised Signatory), Aagrahsheel Agencies LLP (as Authorised Signatory), Amravant Projects LLP (as Authorised Signatory), Denberg Builders LLP (as Authorised Signatory), Jupiter Reality Private Limited (as Authorised Signatory), Jazz Realtors Private Limited (as Authorised Signatory), Holemart Properties Private Limited (as Authorised Signatory), Indonep Developers Private Limited (as Authorised Signatory), Lemon Grass Realtors Private Limited (as Authorised Signatory), Utzsho Housing Development Private Limited (as Authorised Signatory)	Name	Photo	Finger Print	Signature	Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office		 Captured		Jul 9 2024 4:17PM	LTI 09/07/2024	09/07/2024	
Name	Photo	Finger Print	Signature										
Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office		 Captured											
Jul 9 2024 4:17PM	LTI 09/07/2024	09/07/2024											
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr Ravi Khaitan Son of Late Nirmal Khaitan Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>Jul 9 2024 4:17PM</td><td>LTI 09/07/2024</td><td>09/07/2024</td><td></td></tr> </tbody> </table> City:- Not Specified, P.O:- Bangur, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: alxxxxxx2d, Aadhaar No: 77xxxxxxxx2965 Status : Representative, Representative of : DTC Projects Private Limited (as Authorised Signatory)	Name	Photo	Finger Print	Signature	Mr Ravi Khaitan Son of Late Nirmal Khaitan Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office		 Captured		Jul 9 2024 4:17PM	LTI 09/07/2024	09/07/2024	
Name	Photo	Finger Print	Signature										
Mr Ravi Khaitan Son of Late Nirmal Khaitan Date of Execution - 09/07/2024, , Admitted by: Self, Date of Admission: 09/07/2024, Place of Admission of Execution: Office		 Captured											
Jul 9 2024 4:17PM	LTI 09/07/2024	09/07/2024											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Lakshmikanta Halder Son of Mr Madhu Halder City:- Not Specified, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008		 Captured	
	09/07/2024	09/07/2024	09/07/2024

Identifier Of Mr Jitendra Kumar Singh, Mr Ravi Khaitan

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Agrahkosh Builders LLP	DTC Projects Private Limited-9 Dec
2	Visard Developers LLP	DTC Projects Private Limited-1 Dec
3	Aagrahsheel Agencies LLP	DTC Projects Private Limited-9 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Yamini Projects LLP	DTC Projects Private Limited-4 Dec
2	Rangmahala Projects LLP	DTC Projects Private Limited-9 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Visard Developers LLP	DTC Projects Private Limited-2 Dec
2	SM Concrete Developers LLP	DTC Projects Private Limited-9 Dec
3	Sarvopriya Projects LLP	DTC Projects Private Limited-9 Dec
4	Rudrakash Projects LLP	DTC Projects Private Limited-9 Dec
5	Sea Holm Builders LLP	DTC Projects Private Limited-9 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Silvered Projects LLP	DTC Projects Private Limited-9 Dec
2	Sidhinav Projects LLP	DTC Projects Private Limited-9 Dec
3	Shiivdhan Projects LLP	DTC Projects Private Limited-9 Dec
4	Jupiter Reality Private Limited	DTC Projects Private Limited-5.5 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Yamini Projects LLP	DTC Projects Private Limited-5 Dec
2	Silverwing Projects LLP	DTC Projects Private Limited-9 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Smridhi Projects LLP	DTC Projects Private Limited-9 Dec
2	Indonep Developers Private Limited	DTC Projects Private Limited-2 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Visard Developers LLP	DTC Projects Private Limited-1 Dec
2	Snow Buzz Properties LLP	DTC Projects Private Limited-9 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Steewart Projects LLP	DTC Projects Private Limited-9 Dec
2	Sunberg Projects LLP	DTC Projects Private Limited-9 Dec
3	Star Shell Realtors LLP	DTC Projects Private Limited-9 Dec
4	Jupiter Reality Private Limited	DTC Projects Private Limited-2 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	Suryamini Projects LLP	DTC Projects Private Limited-5 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	Vicinity Projects LLP	DTC Projects Private Limited-3.42 Dec
2	Utzsho Housing Developement Private Limited	DTC Projects Private Limited-5.16 Dec

Transfer of property for L19

Sl.No	From	To. with area (Name-Area)
1	Vicinity Projects LLP	DTC Projects Private Limited-2 Dec
2	Vedamini Builders LLP	DTC Projects Private Limited-9 Dec
3	Utzsho Housing Developement Private Limited	DTC Projects Private Limited-1.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Suryamini Projects LLP	DTC Projects Private Limited-4 Dec
2	Amravant Projects LLP	DTC Projects Private Limited-9 Dec

Transfer of property for L20

Sl.No	From	To. with area (Name-Area)
1	Tranche Builders LLP	DTC Projects Private Limited-5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Aquaries Developers LLP	DTC Projects Private Limited-9 Dec
2	Jazz Realtors Private Limited	DTC Projects Private Limited-6 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Visard Developers LLP	DTC Projects Private Limited-1 Dec
2	Bhumidhar Projects LLP	DTC Projects Private Limited-9 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Visard Developers LLP	DTC Projects Private Limited-3 Dec

2	Dhanlabh Projects LLP	DTC Projects Private Limited-9 Dec
3	Denberg Builders LLP	DTC Projects Private Limited-9 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Goodrise Projects LLP	DTC Projects Private Limited-9 Dec
2	Kalakirti Projects LLP	DTC Projects Private Limited-9 Dec
3	Karmroop Builders LLP	DTC Projects Private Limited-9 Dec
4	Gyanmurti Builders LLP	DTC Projects Private Limited-9 Dec
5	Dhanterash Builders LLP	DTC Projects Private Limited-9 Dec
6	Jazz Realtors Private Limited	DTC Projects Private Limited-3 Dec
7	Holemart Properties Private Limited	DTC Projects Private Limited-2 Dec
8	Lemon Grass Realtors Private Limited	DTC Projects Private Limited-1.5 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Kingtrad Developers LLP	DTC Projects Private Limited-9 Dec
2	Mangalgouri Projects LLP	DTC Projects Private Limited-9 Dec
3	Holemart Properties Private Limited	DTC Projects Private Limited-7 Dec
4	Lemon Grass Realtors Private Limited	DTC Projects Private Limited-2 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Nikosh Projects LLP	DTC Projects Private Limited-9 Dec
2	Visard Developers LLP	DTC Projects Private Limited-1 Dec
3	Maniratan Projects LLP	DTC Projects Private Limited-9 Dec
4	Mansamata Projects LLP	DTC Projects Private Limited-9 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Nilambur Projects LLP	DTC Projects Private Limited-9 Dec
2	Ranbhumi Projects LLP	DTC Projects Private Limited-9 Dec
3	Ramrajya Infra LLP	DTC Projects Private Limited-9 Dec
4	Indonep Developers Private Limited	DTC Projects Private Limited-6 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Road(off Road), Mouza: Humaipur, JI No: 52, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 330		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 344		Seller is not the recorded Owner as per Applicant.

L3	LR Plot No:- 345		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 346		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 347		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 348		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 349		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 350		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 351		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 352		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 353		Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 354		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 355		Seller is not the recorded Owner as per Applicant.
L14	LR Plot No:- 356		Seller is not the recorded Owner as per Applicant.
L15	LR Plot No:- 357		Seller is not the recorded Owner as per Applicant.
L16	LR Plot No:- 359		Seller is not the recorded Owner as per Applicant.
L17	LR Plot No:- 360		Seller is not the recorded Owner as per Applicant.

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Rd, Mouza: Abdalpur, JI No: 53, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L18	LR Plot No:- 322		Seller is not the recorded Owner as per Applicant.
L19	RS Plot No:- 322/1145		Seller is not the recorded Owner as per Applicant.
L20	LR Plot No:- 323		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190409970 / 2024

On 09-07-2024

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 15:06 hrs on 09-07-2024, at the Office of the A.R.A. - IV 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 18,61,12,130/-

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

Execution is admitted on 09-07-2024 by Mr Jitendra Kumar Singh, Authorised Signatory, Steewart Projects LLP (LLP), City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027; Authorised Signatory, Nikosh Projects LLP (LLP), City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027; Authorised Signatory, Sunberg Projects LLP (LLP), City:- Not Specified, P.O:- Alipore, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700027; Authorised Signatory, Suryamini Projects LLP (LLP), City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027; Authorised Signatory, Agrahkosh Builders LLP (LLP), City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027; Authorised Signatory, Visard Developers LLP (LLP), City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, Kingtrad Developers LLP (LLP), City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, Yamini Projects LLP (LLP), City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, Maniratan Projects LLP (LLP), City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, Tranche Builders LLP (LLP), City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, SM Concrete Developers LLP (LLP), City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, Silverwing Projects LLP (LLP), City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, Silvered Projects LLP (LLP), City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, Vicinity Projects LLP (LLP), City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, Dhanlabh Projects LLP (LLP), City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, Goodrise Projects LLP (LLP), City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, Sarvopriya Projects LLP (LLP), City:- Kolkata, P.O:- Lalbazar, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Rangmahala Projects LLP (LLP), City:- Kolkata, P.O:- Lalbazar, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Rudrakash Projects LLP (LLP), City:- Kolkata, P.O:- Lalbazar, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; 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Authorised Signatory, Sea Holm Builders LLP (LLP), City:- Kolkata, P.O:- Narkeldanga, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Karmroop Builders LLP (LLP), City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Nilambur Projects LLP (LLP), City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Vedamini Builders LLP (LLP), City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Gyanmurti Builders LLP (LLP), City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Dhanterash Builders LLP (LLP), City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Bhumidhar Projects LLP (LLP), City:- Kolkata, P.O:- GPO, P.S:-Burrobazar,

District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Ranbhumi Projects LLP (LLP), City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Ramrajya Infra LLP (LLP), City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Snow Buzz Properties LLP (LLP), City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Aagrahsheel Agencies LLP (LLP), City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Amravant Projects LLP (LLP), City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Denberg Builders LLP (LLP), City:- Kolkata, P.O:- GPO, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Jupiter Reality Private Limited (Private Limited Company), City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Jazz Realtors Private Limited (LLP), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Holmart Properties Private Limited (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Indonep Developers Private Limited (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Lemon Grass Realtors Private Limited (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Utzsho Housing Development Private Limited (Private Limited Company), City:- Not Specified, 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, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Execution is admitted on 09-07-2024 by Mr Ravi Khaitan, Authorised Signatory, DTC Projects Private Limited (Private Limited Company), 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, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,15,091.00/- (B = Rs 1,15,000.00/- ,E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 1,15,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/07/2024 12:35PM with Govt. Ref. No: 192024250112397198 on 09-07-2024, Amount Rs: 1,15,007/-, Bank: SBI EPay (SBlePay), Ref. No. 3597709546919 on 09-07-2024, Head of Account 0030-03-104-001-16

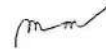
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,001/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,901/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 74275, Amount: Rs.100.00/-, Date of Purchase: 22/06/2024, Vendor name: S Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/07/2024 12:35PM with Govt. Ref. No: 192024250112397198 on 09-07-2024, Amount Rs: 74,901/-, Bank: SBI EPay (SBlePay), Ref. No. 3597709546919 on 09-07-2024, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 560814 to 560857
being No 190409970 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.07.19 18:16:43 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 19/07/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.