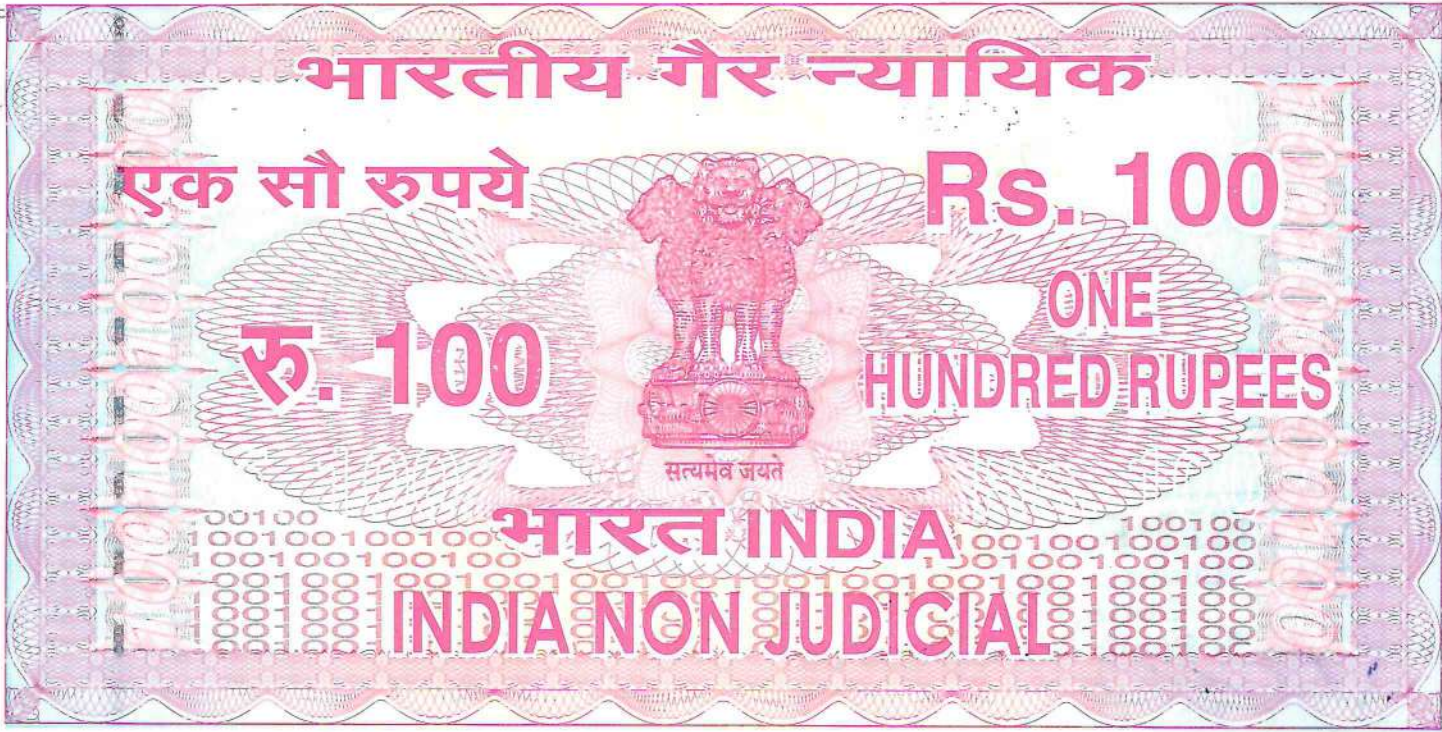


2833/25

P-02373/25



पश्चिम बंगाल WEST BENGAL

AV 094333

1
03/03/25

8/627652/25

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

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

Additional Registrar
of Assurances II Kolkata



3 MAR 2025

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, (1) LUCKY HIRISE
PRIVATE LIMITED [AACCL3905A], (2) AVOCADO CONSTRUCTION
PRIVATE LIMITED [AAOCA0561H], (3) BELLVIEW NIWAS PRIVATE
LIMITED [AAGCB4899R], (4) BISQUE CONSTRUCTIONS PRIVATE
LIMITED [AAGCB5590B], (5) GURUNAM REALTORS PRIVATE LIMITED
[AAGCG2147P], (6) GAMEPLAN TOWERS PRIVATE LIMITED
[AAGCG1636F], (7) MANGALMAYEE REALTORS PRIVATE LIMITED
[AAICM3243L], (8) MOTILAL HIRISE PRIVATE LIMITED [AAICM3109P],

(9) **SKYBEANS COMPLEX PRIVATE LIMITED** [AAWCS3566J], (10) **SWARNYUG HIRISE PRIVATE LIMITED** [AAWCS6044D] and (11) **SASWAT RESIDENCY PRIVATE LIMITED** [AAWCS7149B], all are companies within the meaning of the Companies Act, 2013 having their registered offices at Diamond Harbour Road, P.O - Joka, P.S. Bishnupur, South 24 Parganas - 700104, represented by their authorized signatory Mr. Jitendra Kumar Singh, (Aadhaar No.435348070521) (PAN : ENOPS1448K) son of Late Ramchabila Singh, by Nationality Indian, by occupation business, by religion Hindu, residing at 2, Dakshinpara, 3rd Lane, Rishra, under P. S. Rishra, Post Office - Morepukur, Dist-Hooghly-712 250, (hereinafter jointly and collectively referred to as the "**APPOINTERS**")

SEND GREETINGS :

W H E R E A S:-

- A. We, the Appointers herein, are the owners in respect of **All That** piece and parcel of land measuring about **26.5210 Decimals** equivalent to 16.045 Cottahs more or less comprised in L.R. Dag Nos.59,86,92,93 & 94, lying and situated **Mouza Daulatpur**, P.S. Bishnupur, P.O. Joka, J.L. No. 79, R.S. No. 341, Touzi Nos. 1299, 1774 and 1775, P.S. Bishnupur, under Kulerdari Gram Panchayat, Pincode 700104, District South 24 Paraganas, more fully described in the **Schedule** hereunder written (hereinafter referred to as the "**said Land**").
- B. By a Development Agreement dated 05th day of December, 2024 vide Deed No. 2370 for the year,2025 at the Office of A.R.A.- II , Kolkata made between the Appointers herein, therein referred to as the Owners of the One Part and DTC Projects 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 DTC Projects Private Limited 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

Jitendra Kumar Singh

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) above named, have agreed and decided to retain, appoint and constitute said **DTC Projects 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** abovenamed do hereby make nominate constitute retain and appoint and have made nominated constituted retained and appointed the said **DTC PROJECTS PRIVATE LIMITED**, having its Registered Office at 1, Netaji Subhas Road, Police Station-Hare Street, Post Office –General Post Office (GPO), Kolkata-700001 (hereinafter referred to as the said "**Attorney**"), represented by its Authorized Signatory **Mr. Ravi Khaitan**, (Aadhaar 7758 4646 2965) (PAN- ALLPK0522D) son of Late Nirmal Kumar Khaitan, by Nationality Indian, by occupation Service, by religion Hindu, residing at 152/2, Block – B, Bangur Avenue, under P.O. Bangur Avenue, P.S. Lake Town, Kolkata - 700055, 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:

- 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 apply for and get our name mutated and recorded as the owners in respect of the "said Land" described in the Schedule hereunder written 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;
- g) To apply for and get the classification of the "said Land" changed into Bastu and/or similar classification 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 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;
- i) 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;
- j) 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 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;
- k) To apply for and submit the applied sanction plan's modification, revision, alterations and/or renewal if required thereafter, with the Panchayat/Municipality 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.

- l) 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;
- m) 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;
- n) 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.
- o) To apply for and obtain Completion or Occupancy Certificate, as the case may be from Panchayat/Municipality and/or any Government department and/or other concerned authorities.
- p) 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 (WBREERA) 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.
- q) 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;

- r) 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;
- s) To sign execute affirm and verify all complaints, 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 as our said Attorney shall think proper;
- t) 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;
- u) 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;
- v) 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;

- w) 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;
- x) 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 thereat 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;
- y) 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.
- z) 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 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.
- aa) 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;

- bb) 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.
- cc) 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.
- dd) 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;
- ee) 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;
- ff) 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;

- gg) 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.
- hh) To transfer by way of gift a strip of land and/or corner splay in favour of Panchayat/Municipality and/or any Government department for enhancement of the Floor Area Ratio (FAR) in the building plan to be sanctioned and for the said purpose to sign, execute and register appropriate Deed, documents and papers in favour of Panchayat/Municipality and/or any Government department and also to do all acts, deeds and matters and things as our said Attorney shall think proper.
- ii) 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.
- jj) 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.
- kk) **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
"said Land"

ALL THAT the piece or parcel of Land admeasuring **26.5210 Decimals** equivalent to 16.045 Cottahs more or less, be the same a little more or less, comprised in several L.R. Dag Nos. and L.R. Khatian Nos. mentioned in the list below in **Mouza Daulatpur**, P.S. Bishnupur, P.O. Joka, J.L. No. 79, R.S. No. 341, Touzi Nos. 1299, 1774 and 1775, P.S. Bishnupur, under Kulerdari Gram Panchayat, Pincode 700104, District South 24 Parganas TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto and comprised in:-

R.S. and.

L.R. Dag No.	L.R. Khatian No.	Area in Decimal
59	5622	5.6000
86	5802	4.1984
92	5645	4.5696
	5802	1.9584
	3087	2.7904
93	5645	3.1438
	4412	0.4300
	4364	0.4300
	4361	0.4300
	4527	0.4300
	4343	0.4300
	4419	0.4300
	5163	0.4300

Tutendur Kr Singh

94	5645	0.5712
	5802	0.2448
	3087	0.4344
Total		26.5210

IN WITNESS WHEREOF we, the Appointers above named have hereunto set and subscribed our respective hands, seal and signature on this **26th day of February, Two Thousand and Twenty-Five.**

SIGNED EXECUTED AND DELIVERED by the **Appointers** abovenamed all at Kolkata in the presence of:

Witnesses:

1. Tama Das Paul
S/o Dipak Das Paul
237, P. G. Road
Kol-700039

2. Sumanta Bit Advocate
S/o Kailash Pati Bit
Alipore Judges' Court,
KOL - 700027

Jitendra Kumar Singh

Jitendra Kumar Singh
Authorised Signatory of Appointers

DTC PROJECTS PVT LTD

Ken Khosla
Authorised Signatory

Authorised Signatory Attorney

Drafted by me:-

Soham Basu

Alipore Judges Court

F/2388/2031/2019.

SPECIMEN FORM FOR TEN FINGER PRINTS



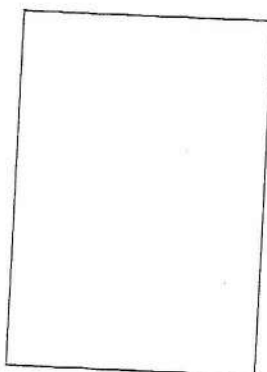
Intendee for Singh

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

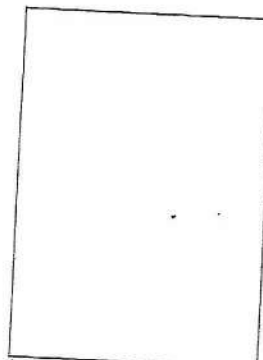


Ran Kharla

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



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



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

Major Information of the Deed

Deed No :	I-1902-02373/2025	Date of Registration	03/03/2025
Query No / Year	1902-8000627652/2025	Office where deed is registered	
Query Date	03/03/2025 12:09:31 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUMANTA BIT ,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7003990567, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 70,28,065/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 101/- (Article:E, E, M(a))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190202370/2025		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-59		Bastu	Bastu	5.6 Dec		14,84,000/-	, Project Name :
L2	RS-86		Bastu	Bastu	4.1984 Dec		11,12,576/-	, Project Name :
L3	RS-92		Bastu	Bastu	9.3184 Dec		24,69,376/-	, Project Name :
L4	RS-93		Bastu	Bastu	6.1538 Dec		16,30,757/-	, Project Name :
L5	RS-94		Bastu	Bastu	1.2504 Dec		3,31,356/-	, Project Name :
		TOTAL :			26.521Dec	0 /-	70,28,065 /-	
	Grand Total :				26.521Dec	0 /-	70,28,065 /-	

Principal Details :




SI No	Name,Address,Photo,Finger print and Signature
1	Lucky Hirise Private Limited Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx5a,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	Avocado Construction Private Limited Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx1h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	Bellview Niwas Private Limited Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx9r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

4	Bisque Constructions Private Limited Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx0b,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
5	Gurunam Realtors Private Limited Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx7p,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
6	Gameplan Tower Private Limited Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx6f,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
7	Mangalmayee Realtors Private Limited Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx3l,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
8	Motilal Hirise Private Limited Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx9p,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
9	Skybeans Complex Private Limited Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx6j,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
10	Swarnyug Hirise Private Limited Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx4d,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
11	Saswat Residency Private Limited Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx9b,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DTC Projects Private Limited Netaji Subhash Road, 1, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxxx6k,Aadhaar No Not Provided, Status :Organization, Executed by: Representative




Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Jitendra Kumar Singh (Presentant) Son of Late Ramchabila Singh Date of Execution - 26/02/2025, , Admitted by: Self, Date of Admission: 03/03/2025, Place of Admission of Execution: Office			
		Mar 3 2025 12:20PM	LTI 03/03/2025	03/03/2025

2, Dakshin Para, 3rd Lane, Rishra,, 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, , PAN No.:: enxxxxxx8k,Aadhaar No Not Provided Status : Representative, Representative of : Lucky Hirise Private Limited (as AUTHORISED SIGNATORY), Avocado Construction Private Limited (as AUTHORISED SIGNATORY), Bellview Niwas Private Limited (as AUTHORISED SIGNATORY), Bisque Constructions Private Limited (as AUTHORISED SIGNATORY), Gurunam Realtors Private Limited (as AUTHORISED SIGNATORY), Gameplan Tower Private Limited (as AUTHORISED SIGNATORY), Mangalmayee Realtors Private Limited (as AUTHORISED SIGNATORY), Motilal Hirise Private Limited (as AUTHORISED SIGNATORY), Skybeans Complex Private Limited (as AUTHORISED SIGNATORY), Swarnyug Hirise Private Limited (as AUTHORISED SIGNATORY), Saswat Residency Private Limited (as AUTHORISED SIGNATORY)

2	Name	Photo	Finger Print	Signature
	Mr Ravi Khaitan Son of Late Nirman Kumar Khatian Date of Execution - 26/02/2025, , Admitted by: Self, Date of Admission: 03/03/2025, Place of Admission of Execution: Office		 Captured	
	Mar 3 2025 12:20PM	LTI 03/03/2025		03/03/2025
	152/2, Bangur Avenue, Block/Sector: B, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: alxxxxxx2d,Aadhaar No Not Provided Status : Representative, Representative of : DTC Projects Private Limited (as AUTHORISED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Lakshmikanta Halder Son of Madhu Halder Thakurpukur, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008		 Captured	
	03/03/2025	03/03/2025	03/03/2025
Identifier Of Mr Jitendra Kumar Singh, Mr Ravi Khaitan			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Motilal Hirise Private Limited	DTC Projects Private Limited-5.6 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Gameplan Tower Private Limited	DTC Projects Private Limited-4.1984 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Lucky Hirise Private Limited	DTC Projects Private Limited-4.5696 Dec
2	Gameplan Tower Private Limited	DTC Projects Private Limited-1.9584 Dec
3	Mangalmayee Realtors Private Limited	DTC Projects Private Limited-2.7904 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Lucky Hirise Private Limited	DTC Projects Private Limited-3.1438 Dec
2	Avocado Construction Private Limited	DTC Projects Private Limited-0.43 Dec
3	Bellview Niwas Private Limited	DTC Projects Private Limited-0.43 Dec
4	Bisque Constructions Private Limited	DTC Projects Private Limited-0.43 Dec
5	Gurunam Realtors Private Limited	DTC Projects Private Limited-0.43 Dec
6	Skybeans Complex Private Limited	DTC Projects Private Limited-0.43 Dec
7	Swarnyug Hirise Private Limited	DTC Projects Private Limited-0.43 Dec
8	Saswat Residency Private Limited	DTC Projects Private Limited-0.43 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Lucky Hirise Private Limited	DTC Projects Private Limited-0.5712 Dec
2	Gameplan Tower Private Limited	DTC Projects Private Limited-0.2448 Dec
3	Mangalmayee Realtors Private Limited	DTC Projects Private Limited-0.4344 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 59		

L2	RS Plot No:- 86		
L3	RS Plot No:- 92		
L4	RS Plot No:- 93		
L5	RS Plot No:- 94		

Endorsement For Deed Number : I - 190202373 / 2025

On 03-03-2025

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 12:14 hrs on 03-03-2025, at the Office of the A.R.A. - II KOLKATA by Mr Jitendra Kumar Singh ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 70,28,065/-

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

Execution is admitted on 03-03-2025 by Mr Jitendra Kumar Singh, AUTHORISED SIGNATORY, Lucky Hirise Private Limited, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED SIGNATORY, Avocado Construction Private Limited, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED SIGNATORY, Bellview Niwas Private Limited, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED SIGNATORY, Bisque Constructions Private Limited, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED SIGNATORY, Gurunam Realtors Private Limited, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED SIGNATORY, Gameplan Tower Private Limited, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED SIGNATORY, Mangalmayee Realtors Private Limited, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED SIGNATORY, Motilal Hirise Private Limited, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED SIGNATORY, Skybeans Complex Private Limited, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED SIGNATORY, Swarnyug Hirise Private Limited, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED SIGNATORY, Saswat Residency Private Limited, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Lakshmikanta Halder, , , Son of Madhu Halder, Thakurpukur, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Others

Execution is admitted on 03-03-2025 by Mr Ravi Khaitan, AUTHORISED SIGNATORY, DTC Projects Private Limited, Netaji Subhash Road, 1, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Lakshmikanta Halder, , , Son of Madhu Halder, Thakurpukur, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 274688, Amount: Rs.100.00/-, Date of Purchase: 25/02/2025, Vendor name: S Dey



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 95570 to 95593

being No 190202373 for the year 2025.



Digitally signed by SATYAJIT BISWAS
Date: 2025.03.07 13:59:38 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 07/03/2025

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.