

6958/2024

6297/2024

भारतीय गैर न्यायिक



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AK 817802

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14/5

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Additional Registrar of Assurances-IV, Kolkata

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

Signature
Additional Registrar of Assurances-IV, Kolkata

14 MAY 2024

Handwritten mark

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we,

- [1] AASHIRBAAD REALCON PRIVATE LIMITED [PAN AAOCA4192Q]
- [2] ASWISE PROPERTIES PRIVATE LIMITED [PAN AAOCA3972C]
- [3] WAVEPOOL DEVELOPERS PRIVATE LIMITED [PAN AABCW8316R]
- [4] PRIMESTAR REAL ESTATE PRIVATE LIMITED [PAN AAICP6559J]
- [5] SANDPIPER REALESTATE PRIVATE LIMITED [PAN ABGCS1731E]
- [6] HAPPYSHOP CONSTRUCTION PRIVATE LIMITED [PAN AADCH8956L]
- [7] QUICKHEAL PROJECTS PRIVATE LIMITED [PAN AAACQ4258M]
- [8] MAXSHINE DEVELOPERS PRIVATE LIMITED [PAN AAKCM3248D]
- [9] WELLDREAM DEVELOPERS PRIVATE LIMITED [PAN AABCW8139Q]
- [10] MAXLEEN DEVELOPERS PRIVATE LIMITED [PAN AAKCM3870F]
- [11] BLUE DOORS REALTY PRIVATE LIMITED [PAN AAHCB0823G]
- [12] BRIGHTLINE DEVELOPERS PRIVATE LIMITED [PAN AAJCB8937D]
- [13] DREAMPARK INFRASTRUCTURE PRIVATE LIMITED [PAN AAFCD7344G]
- [14] FLOORABLE CONSTRUCTION PRIVATE LIMITED [PAN AADCF0066D]
- [15] JAIKRISHNA REALCON PRIVATE LIMITED [PAN AADCJ7379P]
- [16] MANSLAND REAL ESTATE PRIVATE LIMITED [PAN AAKCM8290M]
- [17] MAXRISE REALTORS PRIVATE LIMITED [PAN- AAKCM3934A]
- [18] MAYABREAST PROJECTS PRIVATE LIMITED [PAN AAKCM3869L]
- [19] NANOMYTE CONSTRUCTIONS PRIVATE LIMITED [PAN AAHCN6163F]
- [20] RUPMAN REAL ESTATES PRIVATE LIMITED [PAN AAHCR7951B]
- [21] OPENDOORS CONSTRUCTION PRIVATE LIMITED [PAN AACCO4379F]
- [22] RISHIVANSH INFRACON PRIVATE LIMITED [PAN AAHCR7907H]
- [23] NANOMYTE DEVELOPERS PRIVATE LIMITED [PAN AAHCN6195K]

the companies incorporated under the provision of the Companies Act 2013 and having their registered office at Nu Mans Park, Daulatpur Post Office - Pailan, Police Station - Bishnupur, District - 24 Parganas (South), PIN Code - 700104, represented by its Authorised Signatory, **Mr. Sanjit Mondal**, son of Mr. Sudhir Kumar

Mondal, having PAN AAGCA9770N, residing at Naskarpara, Daulatpur (ct), Pallanhat, Bishnupur-I, South 24 Parganas, West Bengal-700104, (hereinafter collectively referred to as the "APPOINTERS") **SEND GREETINGS :**

WHEREAS:-

A. We, the Appointers herein, are the owners in respect of **All That** piece and parcel of land measuring about **220.59 Decimals** more or less, lying and situated at Mouza - Chakrajumolla, J.L. No.18, R.S. No. 461, within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South), more fully described in the **Schedule** hereunder written (hereinafter referred to as the "**said Land**").

B. By a Development Agreement ^{being Regd No. 6933 of 2024} dated the ^{14th} day of ^{May}, 2024 made between the Appointers herein, therein referred to as the Owners of the First Part and **DTC Projects Private Limited** therein referred to as the Developer of the Second 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 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.

Sanjit Mondal

NOW KNOW YE ALL MEN BY THESE PRESENTS that We, the **Appointers** above named do hereby make nominate constitute retain and appoint and have made nominated constituted retained and appointed the said **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 "**Attorneys**"), represented by its Authorized Signatory **Mr. Ravi Khaitan** (PAN: ALLPK0522D) (AADHAR No. 7758 4646 2965), son of Mr. Late Nirmal Khaitan residing at 152/2, Block -B, Bangur Avenue, 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;

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 plaints, Written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations 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 in terms of the Development Agreement 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;

AND we, the Appointers above named 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 pieces and parcels of Sali Land measuring **220.59 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in L.R. Dag No. 808 measuring 15.5 Decimals more or less, L.R. Dag no. 812 measuring about 18.00 decimals more or less, L.R. Dag No. 814 measuring 22.00 Decimals more or less, L.R. Dag No. 816 measuring 13.00 Decimals more or less, L.R. Dag No. 817 measuring 14.00 Decimals more or less, L.R. Dag No. 825 measuring 96.00 Decimals more or less, L.R. Dag No. 839 measuring 42.09 Decimals all corresponding to several khatians and all lying and situate at Mouza - Chakrajumolla, J.L. No.18, R.S. No. 461, within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South), a detail whereof is set out in the table hereunder written.

Sl. No.	L.R. Dag Nos.	Nature of Land	Total Area in Dag	Area Conveyed (In Decimals)
1.	808	Sali	18.00	15.5
2.	812	Danga	42.00	18.00
3.	814	Sali	26.00	22.00
4.	816	Sali	13.00	13.00
5	817	Sali	14.00	14.00
7	825	Sali	272.00	96.00
8	839	Sali	101.00	42.09
TOTAL AREA:				220.59

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

In Witness Whereof the Appointers have executed these presents on - this 14th day of May, Two Thousand Twenty Four.

Sanjit Mondal

Sanjit Mondal
Authorised Signatory of the
Appointers

Appointers

DTC PROJECTS PVT. LTD.

Kaish Khaitan
Authorised Signatory

Attorney

Witnesses:

Signature Tiyasa Pal

Name TIYASA PAL

Father's Name BISWAJIT PAUL

Address 185/353/A, Rajib
Gaudlin Road, Konnagar,
Hooghly, Pin - 712235

Signature Ali

Name ANDWAR ALI NASKAR

Father's Name NABIR ALI NASKAR

Address Vill & Po - AMGACHIA
P.S - BISHNUPUR, 24 PGS(SI)

Drafted By Me:

Soham Banerjee
Alipore Judges Court
F/2388/2031/2019.

SPECIMEN FORM FOR TEN FINGER PRINTS



Sanjit Mandal

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



Ravi Khaitan

	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-1904-06897/2024	Date of Registration	14/05/2024
Query No / Year	1904-8001204496/2024	Office where deed is registered	
Query Date	14/05/2024 2:16:44 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Soham Basu Alipore Judge Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8981218451, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 6,35,29,920/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190406888/2024		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, 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	LR-814	LR-3274	Bastu	Shali	22 Dec		63,36,000/-	Width of Approach Road: 20 Ft., , Project Name :
L2	LR-808	LR-3275	Bastu	Shali	15.5 Dec		44,64,000/-	Width of Approach Road: 20 Ft., , Project Name :
L3	LR-812	LR-2552	Bastu	Danga	18 Dec		51,84,000/-	Width of Approach Road: 20 Ft., , Project Name :
L4	LR-816	LR-3269	Bastu	Shali	13 Dec		37,44,000/-	Width of Approach Road: 20 Ft., , Project Name :
L5	LR-817	LR-3277	Bastu	Shali	14 Dec		40,32,000/-	Width of Approach Road: 20 Ft., , Project Name :
L6	LR-825	LR-3272	Bastu	Shali	96 Dec		2,76,48,000/-	Width of Approach Road: 20 Ft., , Project Name :
L7	LR-839	LR-3369	Bastu	Shali	42.09 Dec		1,21,21,920/-	Width of Approach Road: 20 Ft., , Project Name :
		TOTAL :			220.59Dec	0 /-	635,29,920 /-	
		Grand Total :			220.59Dec	0 /-	635,29,920 /-	

Principal Details :



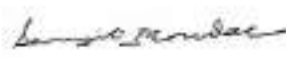



Sl No	Name,Address,Photo,Finger print and Signature
1	Aashirbaad Realcon Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxx2q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	Aswise Properties Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxx2c,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	Wavepool Developers Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxx6r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
4	Primestar Real Estate Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxx9J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
5	Sandpiper Real Estate Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: abxxxxx1e,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
6	Happyshop Construction Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxx8I,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
7	Quickheal Projects Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxx8m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
8	Maxshine Developers Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxx8d,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
9	Welldream Developers Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxx9g,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
10	Maxleen Developers Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxx0f,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
11	Blue Doors Realty Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxx3g,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
12	Brightline Developers Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxx7d,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
13	Dreampark Infrastructure Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxx4g,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

14	Floorable Construction Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx5d,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
15	Jaikrishna Realcon Private Limited City:- Not Specified, P.O:- Pailan, 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
16	Mansland Real Estate Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx0m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
17	Maxrise Realtors Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx4a,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
18	Mayabreast Projects Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx9l,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
19	Nanomyte Constructions Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: axxxxxxx3f,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
20	Rupman Real Estates Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx1b,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
21	Opendoors Construction Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx9f,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
22	Rishivansh Infracon Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx7h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
23	Nanomyte Developers Private Limited City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx6k,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DTC Projects Private Limited City:- Not Specified, 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 :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sanjit Mondal Son of Mr Sudhir Kumar Mondal Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 14/05/2024, Place of Admission of Execution: Office		 Captured LTI 14/05/2024	 14/05/2024
City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: aqxxxxx8l,Aadhaar No Not Provided Status : Representative, Representative of : Aashirbaad Realcon Private Limited (as Authorised Signatory), Aswise Properties Private Limited (as Authorised Signatory), Wavepool Developers Private Limited (as Authorised Signatory), Primestar Real Estate Private Limited (as Authorised Signatory), Sandpiper Real Estate Private Limited (as Authorised Signatory), Happysop Construction Private Limited (as Authorised Signatory), Quickheal Projects Private Limited (as Authorised Signatory), Maxshine Developers Private Limited (as Authorised Signatory), Welldream Developers Private Limited (as Authorised Signatory), Maxleen Developers Private Limited (as Authorised Signatory), Blue Doors Realty Private Limited (as Authorised Signatory), Brightline Developers Private Limited (as Authorised Signatory), Dreampark Infrastructure Private Limited (as Authorised Signatory), Floorable Construction Private Limited (as Authorised Signatory), Jaikrishna Realcon Private Limited (as Authorised Signatory), Mansland Real Estate Private Limited (as Authorised Signatory), Maxrise Realtors Private Limited (as Authorised Signatory), Mayabreast Projects Private Limited (as Authorised Signatory), Nanomyte Constructions Private Limited (as Authorised Signatory), Rupman Real Estates Private Limited (as Authorised Signatory), Opendoors Construction Private Limited (as Authorised Signatory), Rshivansh Infracon Private Limited (as Authorised Signatory), Nanomyte Developers Private Limited (as Authorised Signatory)				
2	Name	Photo	Finger Print	Signature
	Mr Ravi Khaitan (Presentant) Son of Mr Nirmal Khaitan Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 14/05/2024, Place of Admission of Execution: Office		 Captured LTI 14/05/2024	 14/05/2024
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: Business, Citizen of: India, , PAN No.: abxxxxx2d,Aadhaar No Not Provided Status : Representative, Representative of : DTC Projects Private Limited (as Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Lakshmi Kanta Halder Son of Mr Madhu Halder 53/A, Mohlal Gupta Road, City:- Kolkata, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008		 Captured	

	14/05/2024	14/05/2024	14/05/2024
Identifier Of Mr Sanjit Mondal, Mr Ravi Khaitan			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Quickheal Projects Private Limited	DTC Projects Private Limited-10 Dec
2	Maxshine Developers Private Limited	DTC Projects Private Limited-10 Dec
3	Nanomyte Developers Private Limited	DTC Projects Private Limited-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Aashirbaad Realcon Private Limited	DTC Projects Private Limited-9 Dec
2	Opendoors Construction Private Limited	DTC Projects Private Limited-6.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Sandpiper Real Estate Private Limited	DTC Projects Private Limited-8 Dec
2	Brightline Developers Private Limited	DTC Projects Private Limited-10 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Welldream Developers Private Limited	DTC Projects Private Limited-9.63 Dec
2	Floorable Construction Private Limited	DTC Projects Private Limited-3.37 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Happyshop Construction Private Limited	DTC Projects Private Limited-8.28 Dec
2	Floorable Construction Private Limited	DTC Projects Private Limited-5.72 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Aswise Properties Private Limited	DTC Projects Private Limited-10 Dec
2	Wavepool Developers Private Limited	DTC Projects Private Limited-10 Dec
3	Primestar Real Estate Private Limited	DTC Projects Private Limited-10 Dec
4	Blue Doors Realty Private Limited	DTC Projects Private Limited-10 Dec
5	Jaikrishna Realcon Private Limited	DTC Projects Private Limited-10 Dec
6	Mansland Real Estate Private Limited	DTC Projects Private Limited-10 Dec

7	Maxrise Realtors Private Limited	DTC Projects Private Limited-10 Dec
8	Nanomyte Constructions Private Limited	DTC Projects Private Limited-10 Dec
9	Rishivansh Infracon Private Limited	DTC Projects Private Limited-10 Dec
10	Nanomyte Developers Private Limited	DTC Projects Private Limited-6 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Maxleen Developers Private Limited	DTC Projects Private Limited-10 Dec
2	Dreampark Infrastructure Private Limited	DTC Projects Private Limited-10 Dec
3	Mayabreast Projects Private Limited	DTC Projects Private Limited-10 Dec
4	Rupman Real Estates Private Limited	DTC Projects Private Limited-12.09 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 814, LR Khatian No:- 3274	Owner:স্বাধীন উদ্যোগ প্র. লি. লস, Gurdian:স্বাধীন, Address:লাস, Classification:নগর, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 808, LR Khatian No:- 3275	Owner:স্বাধীন উদ্যোগ প্র. লি. লস, Gurdian:স্বাধীন, Address:লাস, Classification:নগর, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 812, LR Khatian No:- 2552	Owner:স্বাধীন উদ্যোগ প্র. লি. লস, Gurdian:স্বাধীন, Address:11/1 নবীন স্বাধীন উদ্যোগ প্র. লি. লস, Classification:নগর, Area:0.26000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 816, LR Khatian No:- 3269	Owner:স্বাধীন উদ্যোগ প্র. লি. লস, Gurdian:স্বাধীন, Address:লাস, Classification:নগর, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 817, LR Khatian No:- 3277	Owner:স্বাধীন উদ্যোগ প্র. লি. লস, Gurdian:স্বাধীন, Address:লাস, Classification:নগর, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 825, LR Khatian No:- 3272	Owner:স্বাধীন উদ্যোগ প্র. লি. লস, Gurdian:স্বাধীন, Address:লাস, Classification:নগর, Area:0.10000000 Acre,	Owner Name not selected by applicant.

L7	LR Plot No:- 839, LR Khatian No:- 3369	Owner:गणेश शिवाजीराव शिंदे , Gurdian:शिवराजराव , Address:शिवराजराव , Classification:शिवराजराव, Area:0.11000000 Acre,	Owner Name not selected by applicant.
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Endorsement For Deed Number : I - 190406897 / 2024

On 14-05-2024

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 14:27 hrs on 14-05-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Ravi Khaitan ,.

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 6,35,29,920/-

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

Execution is admitted on 14-05-2024 by Mr Sanjit Mondal, Authorised Signatory, Aashirbaad Realcon Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Aswise Properties Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Wavepool Developers Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Primestar Real Estate Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Sandpiper Real Estate Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Happyshop Construction Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Quickheal Projects Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Maxshline Developers Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Welldream Developers Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Maxleen Developers Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Blue Doors Realty Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Brightline Developers Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Dreampark Infrastructure Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Floorable Construction Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Jaikrishna Realcon Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Mansland Real Estate Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Maxrise Realtors Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Mayabreast Projects Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Nanomyte Constructions Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Rupman Real Estates Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Opendoors Construction Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Rishivansh Infracon Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Nanomyte Developers Private Limited, City:- Not Specified, P.O:- Pailan, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

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

Execution is admitted on 14-05-2024 by Mr Ravi Khaitan, Authorised Signatory, DTC Projects Private Limited, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Lakshmi Kanta Halder, ., Son of Mr Madhu Halder, 53/A, Motilal Gupta Road, P.O: Barisha, Thana: Thakurpukur, , City/Town: KOLKATA, 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 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 3136, Amount: Rs.50.00/-, Date of Purchase: 13/05/2024, Vendor name: S Tiwari



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 395518 to 395543
being No 190406897 for the year 2024.



m

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.05.24 17:58:32 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 24/05/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.