

10290/2024

9976/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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 Additional Registrar of Assurances-IV, Kolkata

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

Additional Registrar of Assurances-IV, Kolkata

- 9 JUL 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we,

[1] PANCHWATI INFRACON PRIVATE LIMITED, (PAN- AAGCP9164M), [2] LINTON TOWERS PRIVATE LIMITED (PAN-AACCL3830A), [3] SAGAM DEVCON PRIVATE LIMITED (PAN-AASCS4634D), [4] QUEEN DEALERS PRIVATE LIMITED (PAN- AAACQ2316G), [5] ZALJOG COMPLEX PRIVATE LIMITED (PAN- AAACZ6297R), [6] WINSHER REALTORS PRIVATE LIMITED (PAN- AABCW3217B ), [8] TOPMOST COMPLEX PRIVATE LIMITED (PAN-AAECT4834A), [9] SHIVPARIWAR DEVELOPERS PRIVATE LIMITED (PAN-AASCS3728A), [10] MOTILAL HIRISE PRIVATE LIMITED (PAN- AAICM3109P), [11] THISTLE COMPLEX PRIVATE LIMITED (PAN-AAFCT6024M), [12] LINKPLAN PROPERTIES PRIVATE LIMITED (PAN- AACCL3865B), [13] LUCKY HIRISE PRIVATE LIMITED (PAN-AACCL3905A), [14] MANGALMAYEE REALTORS PRIVATE LIMITED (PAN- AAICM3243L), all are the companies incorporated under the provision of the Companies Act 2013 and having their registered office at Diamond Harbour Road, Post Office- Joka, Police Station- Bishnupur, South 24 Parganas- 700104, all are represented by their Authorised Signatory Mr. Jitendra Kumar Singh (PAN-ENOPS1448K), son of Late Ramchabila Singh, residing at 2 No. Dakshinpara 3rd Lane, P.O. Morepukur, P.S. Rishra, Hooghly-712250, (hereinafter 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 **110.0704 Decimals** more or less, lying and situated at Mouza - Chakrajumolla, J.L. No.18, 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 dated the *9<sup>th</sup>* day of *July*, 2024, <sup>*Being Recd No. 9968/2024*</sup> 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.

**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;
- 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 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;

**A N D** 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 land **110.0704 Decimals** more or less having rayati rights therein and comprised in L.R. Dag No.811 measuring 8.572 Decimals more or less, L.R. Dag no. 815 measuring about 21.4600 Decimals more or less, L.R. Dag No. 825 measuring 80.0384 Decimals more or less, all corresponding to several khatians and all lying and situated at Mouza - Chakrajumolla, J.L. No.18, 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.

<b>Sl. No.</b>	<b>L.R. Dag Nos.</b>	<b>Nature of Land</b>	<b>Total Area in Dag</b>	<b>Area Conveyed (In Decimals)</b>
1.	811	Sali	20	8.572
2.	815	Sali	31	21.4600
3.	825	Sali	272.00	80.0384
<b>TOTAL AREA:</b>				<b>110.0704</b>

In Witness Whereof the Appointers have executed these presents on 9<sup>th</sup> this day of July, Two Thousand Twenty Four.

Jitendra Kumar Singh

Jitendra Kumar Singh

Authorised Signatory of Appointers

Appointers

DTC PROJECTS PVT. LTD.

Kari Khaitan

Authorised Signatory

Attorney

Witnesses:

Signature Tiyasa Pal

Name Tiyasa Pal

Father's Name Biswajit Paul

Address 185/853/A, Rasib Gandhi  
Road, kannagar, Hooghly.

Signature Bidisha Das

Name Bidisha Das

Father's Name Bipin Das

Address Jeevan Niwas,  
New Alipore, Pin- 700053

Drafted by me:-

Soham Basu

Alipore Judges Court

F/2388/2031/2019.

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Tutender Kroligya*

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



*Kan Khaton*

	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-1904-09976/2024	Date of Registration	09/07/2024
Query No / Year	1904-8001803355/2024	Office where deed is registered	
Query Date	09/07/2024 4:35:22 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Soham Basu High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8981218451, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 4,09,49,919/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 73/- (Article:E, M(a).)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 190409968/2024		

### 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-825		Bastu	Shali	80.0384 Dec		2,83,07,981/-	Property is on Road , Project Name :
L2	LR-815		Bastu	Shali	21.46 Dec		75,89,973/-	Property is on Road , Project Name :
L3	LR-811		Bastu	Shali	14.284 Dec		50,51,965/-	Property is on Road , Project Name :
	<b>TOTAL :</b>				115.7824Dec			
	<b>Grand Total :</b>				115.7824Dec	0 /-	409,49,919 /-	
					115.7824Dec	0 /-	409,49,919 /-	

### Principal Details :







Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Panchwati Infracon Private Limited</b> City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 . PAN No.:: aaxxxxxx4m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
2	<b>Linton Towers Private Limited</b> City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 . PAN No.:: aaxxxxxx0a,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

3	<b>Sagam Devcon Private Limited</b> 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
4	<b>Queen Dealers Private Limited</b> City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 PAN No.:: AAxxxxxx6g,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>Zaljog Complex Private Limited</b> City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 PAN No.:: aaxxxxxx7r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>Winsher Realtors Private Limited</b> City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 PAN No.:: aaxxxxxx7b,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
7	<b>Topmost Complex Private Limited</b> City:- Not Specified, P.O:- Joka, 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
8	<b>Shivpariwar Developers Private Limited</b> City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 PAN No.:: aaxxxxxx8a,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
9	<b>Motilal Hirise Private Limited</b> 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
10	<b>Thistle Complex Private Limited</b> City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 PAN No.:: aaxxxxxx4m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>Linkplan Properties Private Limited</b> City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 PAN No.:: aaxxxxxx5b,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
12	<b>Lucky Hirise Private Limited</b> 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
13	<b>Mangalmayee Realtors Private Limited</b> 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
14	<b>DTC Projects Private Limited</b> 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, Executed by: Representative

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DTC Projects Private Limited</b> 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	<b>Name</b> <b>Mr Jitendra Kumar Singh (Presentant)</b> 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	<b>Photo</b>  <small>Jul 9 2024 5:03PM</small>	<b>Finger Print</b>  Captured <small>LTI 09/07/2024</small>	<b>Signature</b>  <small>99072624</small>
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.:: enxxxxx8k,Aadhaar No Not Provided Status : Representative, Representative of : Panchwati Infracon Private Limited (as Authorised Signatory), Linton Towers Private Limited (as Authorised Signatory), Sagam Devcon Private Limited (as Authorised Signatory), Queen Dealers Private Limited (as Authorised Signatory), Zaljog Complex Private Limited (as Authorised Signatory), Winsher Realtors Private Limited (as Authorised Signatory), Topmost Complex Private Limited (as Authorised Signatory), Shivpariwar Developers Private Limited (as Authorised Signatory), Motilal Hirise Private Limited (as Authorised Signatory), Thistle Complex Private Limited (as Authorised Signatory), Linkplan Properties Private Limited (as Authorised Signatory), Lucky Hirise Private Limited (as Authorised Signatory), Mangalmayee Realtors Private Limited (as Authorised Signatory), DTC Projects Private Limited (as Authorised Signatory)				
2	<b>Name</b> <b>Mr Ravi Khaitan</b> 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	<b>Photo</b>  <small>Jul 9 2024 5:05PM</small>	<b>Finger Print</b>  Captured <small>LTI 09/07/2024</small>	<b>Signature</b>  <small>99072624</small>
City:- Not Specified, P.O:- Bangur, 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.:: Abxxxxx2d,Aadhaar No Not Provided Status : Representative, Representative of : DTC Projects Private Limited (as Authorised Signatory)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Lakshmi Kanta Halder</b> Son of Madhu Halder 53/A, Motilal Gupta Road, City:- Kolkata, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008	 <small>09/07/2024</small>	 Captured <small>09/07/2024</small>	 <small>09/07/2024</small>
Identifier Of Mr Jitendra Kumar Singh, Mr Ravi Khaitan			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Panchwati Infracon Private Limited	DTC Projects Private Limited-2 Dec
2	Linton Towers Private Limited	DTC Projects Private Limited-10 Dec
3	Sagam Devcon Private Limited	DTC Projects Private Limited-10 Dec
4	Queen Dealers Private Limited	DTC Projects Private Limited-10 Dec
5	Topmost Complex Private Limited	DTC Projects Private Limited-10 Dec
6	Shivparwar Developers Private Limited	DTC Projects Private Limited-10 Dec
7	Motilal Hirise Private Limited	DTC Projects Private Limited-5 Dec
8	Linkplan Properties Private Limited	DTC Projects Private Limited-9.8736 Dec
9	Lucky Hirise Private Limited	DTC Projects Private Limited-9.3024 Dec
10	Mangalmayee Realtors Private Limited	DTC Projects Private Limited-3.8624 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Panchwati Infracon Private Limited	DTC Projects Private Limited-1.46 Dec
2	Zaljog Complex Private Limited	DTC Projects Private Limited-10 Dec
3	Winsher Realtors Private Limited	DTC Projects Private Limited-10 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Thistle Complex Private Limited	DTC Projects Private Limited-8.572 Dec
2	DTC Projects Private Limited	DTC Projects Private Limited-5.712 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:- 825		Owner Name not selected by applicant.
L2	LR Plot No:- 815		Owner Name not selected by applicant.
L3	LR Plot No:- 811		Owner Name not selected by applicant.



**Endorsement For Deed Number : I - 190409976 / 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 16:01 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 4,09,49,919/-

**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, Panchwati Infracon Private Limited, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Linton Towers Private Limited, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Sagam Devcon Private Limited, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Zaljog Complex Private Limited, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Topmost Complex Private Limited, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Shivpariwar Developers Private Limited, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Motilal Hirise Private Limited, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Linkplan Properties Private Limited, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; Authorised Signatory, Lucky Hirise Private Limited, City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; 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 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 09-07-2024 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 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 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 74273, Amount: Rs.100.00/-, Date of Purchase: 22/06/2024, Vendor name: S  
Dey



**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 561564 to 561586  
being No 190409976 for the year 2024.



*Mohul*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2024.07.19 18:50:28 +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.**