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Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is subject of Registration. The Signature and the endorsement sheets attached are the part of this Documents

Additional Registrar of Assurances-IV, Kolkata

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10 DEC 2022

**DEVELOPER'S POWER OF ATTORNEY UNDER REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL TO WHOM THESE PRESENTS SHALL COME (1) CARDINAL PROJECTS LLP (having PAN - AAQFC0554R) (2) ELANZA PROPERTIES LLP (having PAN - AAIFE8862G) (3) BRIJDHARA REALESTATE LLP (having PAN - AAXFB2107N) all above named are registered on due Conversion of Private Limited Companies to Limited Liability Partnership Firm and all Incorporated in Ministry of Corporate Affairs, having all its' registered office at Dwarka Vedmani, AD-169, Salt Lake City, Sector-1, Kolkata - 700 064 (4) YELLOWSAND REALESTATE LLP (having PAN - AACFY2854N) a Limited Liability Partnership Firm duly incorporated in Ministry of Corporate Affairs having it's registered office at

347 03-8-2021  
100%

मर. ता. २७ मंग.  
जेंडार नाव व मार  
डॉ. डेवदार काकर  
विधान नगर, मण्डलक, सटी ए डि.एस.आर.७  
मोटी कट टोका बरिस  
जिला नर  
जिल्हाती-बाराकपुर, जेंडार-मिता मद्र

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20109

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20110

1. Somit Sinha  
S/o. Late Sandip Sinha  
171/B, A.P.C. Road  
Shyambazar  
Pin-700006

ADDITIONAL REGISTRAR  
OF ASSURANCES, W. KOLKATA  
5 DEC 2021

Dwarka Vedmani, AD-169, Salt Lake City, Sector-1, Kolkata - 700 064, and all (1) to (4) are represented by a Common Partner namely **MR. SANJAY GUPTA** (having PAN No. **ADPG6327Q** AND **AADHAAR No. 7089 5093 7284**), son of Sri Gopal Prasad Gupta, by Faith-Hindu, by Nationality-Indian, (5) **SUNGOLD BUILDCON PVT. LTD.** (having PAN - **AANCS9528H**) a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD - 169, Salt Lake City, Sector - 1, Kolkata - 700 064, represented by its Authorized Signatory **MR. SANJAY GUPTA** (having PAN No. **ADPG6327Q** AND **AADHAAR No. 7089 5093 7284**), son of Sri Gopal Prasad Gupta, by Faith-Hindu, by Nationality-Indian, (6) **TRILOK VINIMAY PVT. LTD.** (having PAN - **AADCT0988J**) a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Salt Lake City, Sector - 1, Kolkata - 700 064, represented by its Director **MR. SANJAY GUPTA** (having PAN No. **ADPG6327Q** AND **AADHAAR No. 7089 5093 7284**), son of Sri Gopal Prasad Gupta, by Faith-Hindu, by Nationality-Indian, by Nationality Indian, by faith Hindu, (7) **MR. SANJAY GUPTA** (having PAN No. **ADPG6327Q** AND **AADHAAR No. 7089 5093 7284**), son of Sri Gopal Prasad Gupta, by Faith-Hindu, by Nationality-Indian, by Nationality Indian, by faith Hindu, (8) **MRS. JYOTI GUPTA** (having PAN No. **AFVPG4781L** AND **AADHAAR No. 8278 9747 3830**), wife of Sri Sanjay Gupta, by Faith-Hindu, by Nationality-Indian, by Nationality Indian, by faith Hindu, both (7) & (8) residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Kolkata - 700064, and are jointly and or collectively hereinafter referred to as the "**PRINCIPALS**" doth hereby **SEND GREETINGS THAT:**

The Principals are the owners of ALL THAT piece and parcel of land total admeasuring an area of **40 cottahs 04 Chitacks**, be the same a little more or less comprised in part of R.S as well L.R Dag Nos. **539, 595, 597 & 598**, R.S. Khatian Nos: **201 & 228**, corresponding to L.R Khatian Nos. **86, 327 & 204**, at present severally recorded in the respective names of the First Parties comprised under L.R. Khatian Nos. **1858, 1859, 2847, 2651, 2846, 3076, 3077, 2859, 2691 & 2684**, lying and situated at **Mauza: Sulanguri**, Police Station: **Rajarhat** at present P.S.: **New Town**, under **Jyangra-Hatiyara Gram Panchyat-II**, District: **North 24 Parganas** morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the "**SAID LAND**" / "**SAID PROPERTY**".

WHEREAS we the Principals being the absolute Owners of the "**SAID LAND**" / "**SAID PROPERTY**" under the Schedule hereto, having our marketable right, title, interest and physical possession thereof, by a **Development Agreement** dated **01.08.2022** executed by us as the **LAND OWNERS IN PARTY OF THE FIRST PART** and **ASTDURGA CONSTRUCTION PVT. LTD.** a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P.O.: **Bidhannagar**, P.S.: **Bidhannagar North**, being represented by one of its Director's **SRI SANJAY GUPTA**, son of Sri Gopal

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ADDITIONAL REGISTRAR  
OF ASSURANCES IN ANDHRA PRADESH  
5 DEC 2022

Prasad Gupta, by faith Hindu, by Occupation: Business, by Nationality: Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P.O.: Bidhannagar, P.S.: Bidhannagar North, Kolkata 700 064, as the **DEVELOPER/BUILDER IN PARTY OF THE SECOND PART** therein, we have jointly and severally agreed to develop our said property through the said **DEVELOPER/BUILDER** on terms and conditions contained in the said Development or otherwise Joint Venture Agreement executed by and between us, i.e. the Executants/Land Owners in First Part and the said Developer/Builder on the Second Part.

**AND WHEREAS** to give true effect to the said Development Agreement and for proper implementation to the terms and conditions thereof, it is necessary to give a Power of Attorney to the said **DEVELOPER/BUILDER** to enable it to get the requisite exemption, permission, sanction etc. from the appropriate and/or competent authorities for smooth execution of the Development work in the "Schedule Property" and also for selling of the units, flats, car parking spaces and other portions in the new buildings proposed to be constructed on the land under the schedule hereto and also for all other practical purposes in terms of the said Development Agreement executed in between us and the said Developer duly registered at the Office of the A.R.A.- IV KOLKATA, vide Deed No. 12456 for the year 2022.

**AND ALSO WHEREAS** in terms of the said Registered Development Agreement executed by us as being the Land Owners in First Part and said "ASTDURGA CONSTRUCTION PVT. LTD." as being the Developer on the Second Part, it is condition precedent to authorize the said **DEVELOPER/BUILDER** i.e. the said "ASTDURGA CONSTRUCTION PVT. LTD" for proper execution of construction work in the Schedule hereunder written and as such we, (1) **CARDINAL PROJECTS LLP** (2) **ELANZA PROPERTIES LLP** (3) **BRIJDHARA REALESTATE LLP** (4) **YELLOESAND REALESTATE LLP** (5) **SUNDOLD BUILDCON PVT. LTD.** (6) **TRILOK VINIMAY PVT. LTD.** (7) **SANJAY GUPTA** (8) **JYOTI GUPTA** the **PRINCIPALS** herein doth hereby jointly and severally nominate, constitute and appoint **ASTDURGA CONSTRUCTION PVT. LTD.**, a Company incorporated under Indian Companies Act, 1956 having it's registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Post Office: Bidhannagar, Police Station: Bidhannagar North, Kolkata- 700 064 (hereinafter referred to as the Developers/ Builders), and being represented by it's Director **SRI SANJAY GUPTA**, son of Sri Gopal Prasad Gupta, by faith Hindu, by Occupation Business, by nationality: Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Post Office Bidhannagar, Police Station Bidhannagar North, Kolkata- 700 064, to be our true and lawful Attorney/s to do, execute and perform all or any of the following acts, deeds, matters and things namely :-

Continue.....



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
-5 DEC 2022

1. To enter into hold and defend possession of the said land and every part thereof also to manage maintain and administer the Said Land/Said Property and every part thereof.
2. To sign, execute and submit all plans documents statements papers undertaking, declarations and plans as may be required for having the plan sanctioned and/or the sanction plans modified and/or altered by the Authority Concerned.
3. To appear and represent us before all above necessary authorities including Jyanga Hatiara Gram Panchayet-II, Zilla Parishad North 24 Parganas, Metropolitan Development Authority, N.K.D.A, HIDCO, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and regulation) Act, 1976 and Government of West Bengal in connection with the sanction and modification and/or alteration of plans.
4. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents Sub-Contractors for the aforesaid purpose as the said Attorney/s shall think fit and proper.
5. To Develop the 'Said Property' by making construction of such type of building or building thereon as the said Attorney/s may deem fit and proper and for that purpose to take down demolish and/or remove any house building and/or structure of whatsoever nature on the premises.
6. To appoint and engage on our behalves Surveyors, Pleaders, Advocates or Solicitors wherever and whenever our said Attorney shall think fit and proper to do so discharge and/or terminate his or their appointments at his/her own discretion.
7. To apply for and obtain electricity, gas, water, sewerage, drainage telephone or other connections of any other utility to the said property and/or to make alterations therein and to close down and/or have dis-connected the same and for that purpose to sign execute and submit all papers applications documents and plans to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
8. To give undertakings, assurances and indemnities, so may be required for the purposes aforesaid.
9. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the

Continue.....



REGISTRAR  
OF ASSURANCES - KOLKATA  
- 5 DEC 2022



Subject Property or any part thereof and from the B.L. & L.R.O., the D.L. & L.R.O., Jyanga Hatiara Gram Panchayet-II, Zilla Parishad North 24 Parganas, Metropolitan Development Authority, Collector, District Magistrate, including (ADM), Airport Authority of India and any other appropriate authorities as may be deemed fit and proper by the said Attorney/s.

10. To commence prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning said property or any part thereof including relating to acquisition and/or requisition and/or in respect of the said property or any part thereof and if think fit to compromise settle refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court Civil, Criminal or Revenue, Tribunals including the Hon'ble High Court Kolkata.

11. To receive compensation payable in respect of any acquisition and/or requisition of the said property or any part thereof.

12. To file and defend suits, cases, appeals, applications and whatever nature for and on behalf of or to be instituted preferred by or against any person or persons in respect of the 'Said Property' and also to present and prosecute writ application in respect thereof.

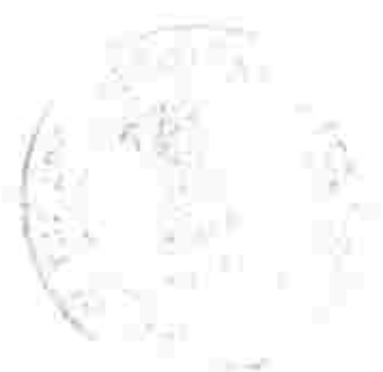
13. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, Warrant of Attorney, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

14. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.

15. To negotiate for sale, lease and or transfer of the Developer's Allocation of the 'Said Property' and/ or undivided share or specified shares thereof and to enter into an agreement, at any price and with such purchaser/s and/or other persons our said Attorney/s shall deem fit and proper and to receive earnest money and/or part and/or full consideration thereunder and also to fulfill and enforce mutual obligations thereto.

16. To grant "Consent" and "No Objection Certificate" and permit to Transferees of Units, Parking Spaces and other Transferable Areas to take loans from any Banks or Financial Institutions.

17. To settle the price against suitable terms at our Attorney's sole discretion and to sign and execute any Agreement for Sale, Deed of Mortgage, Deed of Lease for any part or portion of the said properties in favour of any intending



19 ACQUANTIA...  
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purchaser or purchasers, financial institute and/or of lessee or lessees and upon entering into such agreement to receive consideration money partly or fully and to give valid receipt and discharge for the same at the exclusive discretion of our said Attorney/s but only in respect of the flats, units and the portions under the "Developer's Allocations" in the proposed building/s within the proposed Housing Enclave togetherwith undivided proportionate share of the Said Land under the Schedule hereto as per terms and conditions of the aforesaid Development Agreement.

18. Upon such receipt of consideration in full to prepare, sign, execute and register all such Conveyance and/or Conveyances, Deed of Transfer, Deed of Lease and/or any such Deeds and Documents in favour of any such purchasers, mortgagees and/or lessees as the case may be and execution and registration of such Deeds to Transfer and convey the rights, title and interest of the Scheduled Property and / or any portion thereof, within Developer's Allocation only.

19. To present any or all such Conveyances, Deed of Transfers, and to rectify by Deed of Rectifications and / or any other Deeds or Documents in respect of the Said Properties before the Registrar of Assurances, Kolkata, concerning Sub-Registrar, District Registrar, Additional District Sub-Registrar for registration, to admit and execution and upon receipt of consideration to sign and execute such Deed or Deeds and have the said Conveyances and/or said Deeds and Documents registered and to do all such acts Deeds, things and matters which our said attorneys shall consider proper and necessary for conveying our said properties or any portion thereof.

20. To raise necessary finances including finance from any financial institution or any other authority or authorities or Financial Institution/s and/or Banks and to create mortgage or any other lien over the land or developed properties by executing registered Deed of Mortgage and/or keeping the title documents of land as security in favour of the Lender.

21. For any of the purposes hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.

AND GENERALLY to acts as our Sole Attorney or Agent in relation to all matters touching our said land and proposed building/s and on our behalf to do and execute all, instruments, acts, matters, deeds and things as fully and effectually as we would do if personally present; AND we the abovenamed Principals Companies being the absolute owners of the "SAID LAND/SAID PROPERTY" under the SCHEDULE hereto doth hereby ratify and confirm and agreed to ratify and confirm all and whatsoever our said Attorney/s shall lawfully do or cause to be done in or about the "SAID PROPERTY" described in the Schedule hereunder.



LIC ASSURANCES - KOLKATA  
- 5 DEC 2022

We hereby declare that the powers and authorities hereby granted are valid and enforceable till the entire "SAID PROPERTY" is fully and properly developed as per terms and conditions contained in the said Development Agreement by the Developers/Builders and that the transfer and/or conveyance of the flats, car parking spaces, shops and others together with undivided proportionate share of the land under the Developer's Allocations are conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning. This Power of Attorney is executed and presented for registration after registration of the Development Agreement executed by us.

Be it mentioned hereto that this Power of attorney in relation to the aforesaid registered Development agreement executed by us and the said Developers/Builders on 1<sup>st</sup> day of August, 2022, shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(THE SAID DEMISED LAND/SAID PROPERTIES)**

**ALL THAT SAID LAND** total admeasuring a net land area about 40 Cottahs 04 Chitacks, be the same a little more or less out of which 12 Cottahs 09 Chhitacks 18 Sq.ft. comprised in part of R.S/L.R Dag No. 539, 11 Cottahs comprised in part of R.S/L.R Dag No. 595 and 07 Cottahs 04 Chhitacks 30 Sq.ft. comprised in part of R.S/L.R Dag No. 597 and 09 Cottahs 05 Chhitacks 42 Sq.ft. comprised in part of R.S/L.R Dag No. 598, R.S. Khatian Nos.: 201 & 228, corresponding to L.R Khatian Nos. 86, 204 & 327, at present severally recorded in the name of the respective Owners herein under respective L.R. Khatian Nos. 1858, 1859, 2847, 2651, 2846, 3076, 3077, 2859, 2691 & 2684, togetherwith rights of ingress and egress through common passages abutting the "Said Land" and all the rights, properties, benefits, easements and appurtenances in connection thereto, lying and situates at **Mouza: Sulanguri, J.L. No. 22, R.S. No. 196, Touji No.178, Police Station: Rajarhat** at present New Town, under Jyangra-Hatiara Gram Panchayet-II, within the ambit of B.L & L.R.O. Rajarhat, Sub-Registry Office. Addl. Dist. Sub-Registrar Rajarhat, New Town, District North 24 Parganas. The Said Land butted and bounded by:

- ON THE NORTH : By part of R.S./L.R. Dag Nos. 539, 598 & 595;
- ON THE SOUTH : By 6' wide common passage;
- ON THE EAST : By land in R.S./L.R. Dag No. 601;
- ON THE WEST : By 10' feet wide kuncha common passage and plot nos. P1, P2, P3 & P4;

Continue.....



ADDITIONAL REGISTRAR  
OF ASSURANCES IV, KOLKATA  
- 5 DEC 2022

IN WITNESSES WHEREOF we the abovenamed PRINCIPALS in participation of the abovenamed ATTORNEY have executed these presents on this the 27 day of December in the year Two Thousand and Twenty Two.

WITNESSES:-

1. Somil Singh  
S/o. Late Sandip Singh  
171/B, A.P.C. Road  
P.O. - Shyambazar  
P.S. - Shyampukur  
Pin - 700004



Common Partner of  
Vellowsand Realestate LLP,  
Cardinal Projects LLP,  
Eianza Properties LLP,  
Brijdhara Realestate LLP

2 Arpan Chatterborty  
S/o. Tapam Chatterborty  
H.O Road, P.O + P.S. Nimba,  
Kad - 700049.



SUNGOLD BUILDCON PVT. LTD.

Authorised Signatory

M/S. TRILOK VINIMAY PVT. LTD.



Director



PRINCIPALS

ASTOURGA CONSTRUCTION PVT. LTD.



Director

ATTORNEY

Drafted by:  
as per declaration in  
documents by the executant  
K. C. Kamnaker  
Advocate  
High Courts, Calcutta  
WB/867/83.






















THE REGISTRAR OF ASSURANCES  
KOLKATA



✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
-5 DEC 2022



## SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND					
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	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little	
						
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
RIGHT HAND						
Thumb		Fore	Middle	Ring	Little	
						
Empty signature box	LEFT HAND					
	Little	Ring	Middle	Fore	Thumb	
	RIGHT HAND					
	Thumb	Fore	Middle	Ring	Little	



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
-5 DEC 2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata




Signature / LTI Serial of Query No/Year 19048003302520/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date






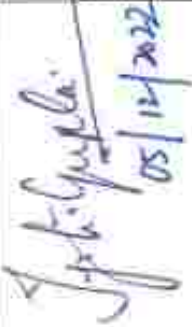


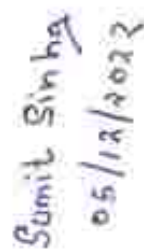
ADDITIONAL REGISTRAR  
OF ASSURANCES - V. KOLKATA  
- 5 DEC 2022

Sl No.	Name of the Executant	Category	Photo	Finger Print 20107	Signature with date
1	Mr SANJAY GUPTA Dwarka Vedmani, AD-189, Sector-I, Salt Lake City, City:-, P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Representative of Attorney [ASTDUR GA CONSTRUCTION PRIVATE LIMITED] [CARDINAL PROJECTS LLP] [ELANZA PROPERTIES LLP] [BRIJDHARA REALESTATE LLP] [YELLOW SAND REALESTATE LLP] [SUNGOLD BUILDCON PRIVATE LIMITED] [TRILOK VINIMAY PRIVATE LIMITED]			 05/11/2022



5

**I. Signature of the Person(s) admitting the Execution at Private Residence.**

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr. SANJAY GUPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:-, P.O:- Bidhannagar, P.S.-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Principal			 05/12/2022
3	Mrs. JYOTI GUPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:-, P.O:- Bidhannagar, P.S.-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Principal			 05/12/2022
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr. SUMIT SINHA Son of Late Sandip Sinha 171/B, A P C Road, City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700064	Mr. SANJAY GUPTA, Mr. SANJAY GUPTA, Mrs. JYOTI GUPTA			 05/12/2022

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



5 DEC 2022



### Major Information of the Deed

Deed No :	i-1904-19873/2022	Date of Registration	10/12/2022
Query No / Year	1904-8003302520/2022	Office where deed is registered	
Query Date	21/11/2022 6:27:05 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sanjay Gupta AD-169, Salt Lake City, Sec-I, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9832023029, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,48,42,396/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks:	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190412456/2022		

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code : 700162

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-539	LR-2691	Bastu	Shali 12 Katha 9 Chatak 18 Sq Ft		53,27,906/-	Width of Approach Road: 12 Ft., Project Name :
L2	LR-595	LR-2859	Bastu	Shali 11 Katha		77,59,942/-	Width of Approach Road: 12 Ft., Project Name :
L3	LR-597	LR-2691	Bastu	Shali 7 Katha 4 Chatak 30 Sq Ft		51,43,900/-	Width of Approach Road: 12 Ft., Project Name :
L4	LR-598	LR-3077	Bastu	Shali 9 Katha 5 Chatak 42 Sq Ft		66,10,648/-	Width of Approach Road: 12 Ft., Project Name :
		<b>TOTAL :</b>		<b>66.4125Dec</b>	<b>0 /-</b>	<b>248,42,396 /-</b>	
		<b>Grand Total :</b>		<b>66.4125Dec</b>	<b>0 /-</b>	<b>248,42,396 /-</b>	



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>CARDINAL PROJECTS LLP</b> Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx4r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>ELANZA PROPERTIES LLP</b> Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx2g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>BRIJDHARA REALESTATE LLP</b> Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx7n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>YELLOW SAND REALESTATE LLP</b> Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx4h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>SUNGOLD BUILDCON PRIVATE LIMITED</b> Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx8h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>TRILOK VINIMAY PRIVATE LIMITED</b> Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx8j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	<b>Mr SANJAY GUPTA</b> Son of Mr Gopal Prasad Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx7q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/12/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/12/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence
8	<b>Mrs JYOTI GUPTA</b> Wife of Mr Sanjay Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx1l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/12/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/12/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ASTDURGA CONSTRUCTION PRIVATE LIMITED</b> Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SANJAY GUPTA (Presentant )</b> Son of Mr Gopal Prasad Gupta Dwarka Vednani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx7Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASTDURGA CONSTRUCTION PRIVATE LIMITED (as Director), CARDINAL PROJECTS LLP (as Partner), ELANZA PROPERTIES LLP (as Partner), BRIJDHARA REALESTATE LLP (as Partner), YELLOW SAND REALESTATE LLP (as Partner), SUNGOLD BUILDCON PRIVATE LIMITED (as Authorized Signatory), TRILOK VINIMAY PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUMIT SINHA</b> Son of Late Sandip Sinha 171/B, A P C Road, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004			
Identifier Of Mr SANJAY GUPTA, Mr SANJAY GUPTA, Mrs JYOTI GUPTA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec
2	ELANZA PROPERTIES LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec
3	BRIJDHARA REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec
4	YELLOW SAND REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec
5	SUNGOLD BUILDCON PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec
6	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec
7	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec
8	Mrs JYOTI GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.59617 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
2	ELANZA PROPERTIES LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
3	BRIJDHARA REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
4	YELLOW SAND REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
5	SUNGOLD BUILDCON PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec



6	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
7	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
8	Mrs JYOTI GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
<b>Transfer of property for L3</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
2	ELANZA PROPERTIES LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
3	BRIJDHARA REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
4	YELLOW SAND REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
5	SUNGOLD BUILDCON PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
6	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
7	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
8	Mrs JYOTI GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.50391 Dec
<b>Transfer of property for L4</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec
2	ELANZA PROPERTIES LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec
3	BRIJDHARA REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec
4	YELLOW SAND REALESTATE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec
5	SUNGOLD BUILDCON PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec
6	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec
7	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec
8	Mrs JYOTI GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.93273 Dec

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code : 700162

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 539, LR Khatian No:- 2691	Owner: দলন ঙ্গা, Gurdian: গোপাল ব্রসাদ ঙ্গা, Address: 169 সেক্টর-1 মণ্ডলেক পিটি, বিধানসভার নর্থ, কোলকাতা - 700064, Classification: শাপি, Area: 0.05000000 Acre.	Owner Name not selected by applicant.





L2	LR Plot No:- 595, LR Khatian No:- 2859	Owner:ত্রিলোক বিনিময় প্রাইভেট লিমিটেড, Gurdian:পঙ্ক ডিরেক্টর, Address:১৬৯ সেক্টর ১ সপ্টসেক কোল ৬৪, Classification:শানি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 597, LR Khatian No:- 2691	Owner:সরব ঙ্গা, Gurdian:গোপাল ব্রসাদ ঙ্গা, Address:189 সেক্টর-১ নটসেক মিটি, বিধানসভার নর্থ, কোলকাতা - 700064, Classification:শানি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 598, LR Khatian No:- 3077	Owner:সানথোড বিল্ডকন প্রা সি, Gurdian:পঙ্ক ডাইরেক্টর, Address:হারকা বেদমানী, ৫ টি ১৬৯, সেক্টর ১, সপ্ট সেক, কোলকাতা-৭০০০৬৪, Classification:শানি, Area:0.05000000 Acre,	Owner Name not selected by applicant.



On 21-11-2022

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 2,48,42,396/-

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

On 05-12-2022

Presentation(Under Section 52 & Rule-22A(3) 45(1),W.B. Registration Rules,1962)

Presented for registration at 08:35 hrs on 05-12-2022, at the Private residence by Mr SANJAY GUPTA ,

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

Execution is admitted on 05/12/2022 by 1. Mr SANJAY GUPTA, Son of Mr Gopal Prasad Gupta, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 2. Mrs JYOTI GUPTA, Wife of Mr Sanjay Gupta, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business

Identified by Mr SUMIT SINHA, , Son of Late Sandip Sinha, 171/B, A P C Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Others

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

Execution is admitted on 05-12-2022 by Mr SANJAY GUPTA, Authorized Signatory, SUNGOLD BUILDCON PRIVATE LIMITED, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Director, ASTDURGA CONSTRUCTION PRIVATE LIMITED, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Director, TRILOK VINIMAY PRIVATE LIMITED, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, CARDINAL PROJECTS LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, ELANZA PROPERTIES LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, BRIJDHARA REALESTATE LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, YELLOWSAND REALESTATE LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Identified by Mr SUMIT SINHA, , Son of Late Sandip Sinha, 171/B, A P C Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Others

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



On 10-12-2022

**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.

**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 347, Amount: Rs.100.00/-, Date of Purchase: 03/08/2022, Vendor name: M DUTTA



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 1904-2022, Page from 1149251 to 1149273  
being No 190419873 for the year 2022.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.12.15 15:42:29 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/12/15 03:42:29 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)