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Additional Registrar of Assurances-II
Kolkata

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AF 163591

Certified that the Document is admitted to
Registration. The Signature, Seal and the
endorsement signed in this document
are the part of the document.

Additional Registrar
of Assurances II Kolkata

11 MAR 2022

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS THAT I, SRI SHYAMAL KARMAKAR (Having PAN- ALUPK4941R and Aadhaar No: 2698 2114 5160), son of Late Dukhiram Karmakar, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at Kalaberia, Rajarhat- Bishnupur, Police Station- Rajarhat, District : North 24 Parganas, Kolkata- 700 135, the owner of a piece and parcel of land, hereditaments and premises more fully described in **SCHEDULE** hereunder written, do hereby **SEND GREETINGS:**

5580

25-8-21

সং- তাং মূল্য (১০০)

ক্রেতার নাম ও সাং
 স্ট্যাম্প ভেডার স্বাক্ষর
 বিধান নং: সল্ট লেক সিটি এ ডি এস আর ও
 মোট স্ট্যাম্প ক্রয় তাং: ১০০০০০
 চালান নং: মোট কত টাকা বরাদ্দ
 ডেজারী-বারাকপুর, ভেডার-মিতা দত্ত

Yellow sand Realestate
 LL
 AD-169, Salt Lake City
 Sector-I, Kol-64

23 JUL 2021

998000



ADDITIONAL FROM TRAR
 OF ASSIGNEE
 11 MAR 2021

KNOW ALL MEN BY THESE PRESENTS THAT
 KARMAKAR (having PAN ALPKK41R and
 son of Late Jagan Karmakar by late
 Distriquet Police Station - Police
 135 the corner of a piece and parcel of
 premises more fully described in SCHEDULE
 END GREETINGS

WHEREAS the Executant being the absolute Owner, having his marketable right, title, interest and physical possession in a plot of land measuring 15 (Fifteen) Decimals equivalent to 9 (Nine) Cottahs 1 (One) Chittack 9 (Nine) Square feet a little more or less situate lying at Mouza- **KALABERIA**, Police Station- Rajarhat, District : North 24 Parganas, more fully described in the **SCHEDULE** hereunder written, by a Development Agreement executed by us as **LAND OWNER / PARTY OF THE FIRST PART** and **YELLOWSAND REALESTATE LLP** (Having PAN- **AACFY2854N**), a Limited Liability Partnership Firm, incorporated and Registered Pursuant to Section 58(1) of the LLP Act, 2008, having its Registered office at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Police Station- Bidhannagar (North), Kolkata- 700 064, District North 24 Parganas, being represented by one of its Partners, **SRI SANJAY GUPTA**, (Having PAN- **ADRP6327Q** and Aadhaar No: 7089 5093 7284), son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by nationality- Indian, residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Police Station- Bidhannagar (North), Kolkata- 700 064, District North 24 Parganas, as **DEVELOPERS/BUILDERS/PROMOTERS PARTY OF THE SECOND PART** on this day, I have agreed to develop my said property through the said **DEVELOPERS/BUILDERS/PROMOTERS** on terms and conditions contained in the said Development or otherwise Collaboration Agreement executed by and between myself, i.e. the Executant/Land Owner in First Part and the **DEVELOPERS/BUILDERS/PROMOTERS** on the Second Part. To make it clear I, the executants /Land owner has acquired my right, title and interest in the "**Schedule Property**" under Deed of Gift fully recited in the said Development Agreement and the quantum of land acquired by me has been more particularly described in "**TABLE-I**" and "**TABLE-II**" of the said Development Agreement and specifically recited in the body of the said "Development Agreement" and the said Plot of land to be developed, has also been described under "**FIRST SCHEDULE**" of the said Development Agreement as well as in the **SCHEDULE** hereunder.

AND WHEREAS to give effect to the said Development Agreement, it is necessary to give to the **DEVELOPERS/BUILDERS/PROMOTERS** a Power of Attorney 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" in terms of the said Development Agreement executed in between me and the party of the Second Part, on this day.

AND WHEREAS the said **DEVELOPERS/BUILDERS/PROMOTER** has requested me to execute and grant the said Power of Attorney in favour of the **DEVELOPERS/BUILDERS/PROMOTERS** which I hereby do.

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DEFINITIONS : Unless in this power there be something contrary or repugnant to the subject or context : -

i) "**Development**" shall include, without limitation, the erection, re-erection, demolition, addition or alteration whatsoever or howsoever of the New Buildings or sets of building and any other structures in and over the "Subject Property" with inclusion of adjacent land, and all activities allied or ancillary thereto and also include any, the doing, carrying out, erection or installation of common portions, landscaping, beautification, signage erection/ installation, free or chargeable facilities etc.

ii) "**New Buildings**" or a set of building shall mean any constructions or erections from time to time at the Subject Property along with amalgamation of adjoining or adjacent Land in the form of a housing Complex.

iii) "**Principal's Allocation**" shall mean the flat, parking space, commercial space etc. allocable to the Principals i.e. to the Executant/Land Owner under and in terms of the Said Development Agreement and include all appurtenances of such flats as fully described in the Said Agreement.

iv) "**Said Agreement**" shall mean the Development or Collaboration Agreement executed on this day in between the **Principal** and "**YELLOW SAND REALESTATE LLP**" and include any modifications and alterations thereof as may be made by the Principals and the **DEVELOPERS/BUILDERS/PROMOTERS** in writing.

v) "**Subject Property**" shall mean the pieces or parcels of land hereditaments and premises measuring 15 (Fifteen) Decimals equivalent to 9 (Nine) Cottahs 1 (One) Chittack 9 (Nine) Square feet a little more or less with brick walled tiled shed structure thereon being part of R.S. Khatian No: 396, R.S. & Hal L.R. Dag No: 66 (Sixty Six), L.R. Khatian No: 1194, J.L. No: 30, Touzi No: 173, Mouza- **KALABERIA**, within the local limit of Rajarhat-Bishnupur No: 1 Gram Panchayet, Additional District Sub-Registration Office Bidhan Nagar, Police Station- Rajarhat, District : North 24 Parganas, fully described in the **SCHEDULE** hereto subject to variations as envisaged in the Said Agreement.

vi) "**Transfer**" shall include transfer by sale, lease, exchange or otherwise adopted by the parties hereto under the said Development Agreement.

vii) "**Transferable Areas**" shall include Units, covered and open parking spaces, open and covered spaces and commercial areas at the

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Subject Property, land and all other areas, portions or shares comprised in or portion of the Subject Property capable of being transferred independently or by being added to the area of any Unit or making appurtenant to any Unit or otherwise upto the limit of allocated areas of the Developers/Builders/Promoters.

viii) **“Developers’/Builders’/Promoters’ Allocation”** shall mean and include 65% (Sixty Five) percentum of the constructed areas along with proportionate share in land underneath together with all easements and appurtenances thereof and all Developments thereat without however affecting the entitlement of the Principals in respect of the Principal’s/Land Owner’s Allocation to the extent of 35% (Thirty Five) Percentum morefully described in the body of the said Development Agreement.

IX) **“YELLOW SAND REALESTATE LLP”** a Limited Liability Partnership Firm, incorporated and Registered Pursuant to Section 58(1) of the LLP Act, 2008, having its registered office at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Police Station- Bidhannagar (North), Kolkata- 700 064, District North 24 Parganas, and include its successors or successors-in-office and assigns, hereinafter referred to as Developers/Builders.

X) **“Units”** shall mean and include –

a) **“Residential Units”** meaning the flats for residential use in any building or buildings at the Project Location;

b) **“Non Residential Units”** meaning office spaces, shops, constructed/covered spaces, parking spaces or the like for use as commercial, assembly, educational, mercantile or any other use other than residential;

AND ALSO WHEREAS in terms of the said Development Agreement executed by me as being the Land Owner in First Part, and said **“YELLOW SAND REALESTATE LLP”** on the Second Part on this day, it is condition precedent to authorize the said **DEVELOPERS/BUILDERS/PROMOTERS** i.e. the said **“YELLOW SAND REALESTATE LLP”** for proper execution of construction work in the Schedule hereunder written and as such I, **SRI SHYAMAL KARMAKAR**, do hereby nominate, constitute and appoint **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-I, Salt Lake City, Police Station- Bidhannagar (North), Kolkata- 700 064, District North 24 Parganas, one of the Partners of said **“YELLOW SAND REALESTATE LLP”** hereinafter be referred to as the **DEVELOPERS/BUILDERS/PROMOTERS**

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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
11 MAR 2022

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to be my true and lawful Attorney to do, execute and perform all or any of the following acts, deeds, matters and things namely :-

1. To manage, maintain, protect and secure the Subject Property and do all acts deeds and things in connection therewith.
2. To cause survey, test soil, do excavation and other works at the Subject Property.
3. To carry out construction, addition, alteration, demolition, reconstruction and other related activity in respect of any development, erection, re-erection, demolition, addition or alteration whatsoever at the Subject Property or any part thereof and to sign, execute and register any document/documents that may be needed for effective development and construction over the subject property and Transfer of second party's i.e. Developers' share of allocation in terms of the Development Agreement dated LL:03.2021 Being No. 190202491. Registered at the office of the Additional Registrar of Assurance, Kolkata, under the terms and conditions as be deemed fit by my Attorney.
4. To construct temporary sheds and godowns for storage of building materials and running of site office and to construct any other structures for Development of the Subject Property i.e. the Schedule Property or any part thereof.
5. To subdivide the Subject Property in one or more plots/sub-plots, passages, open or covered spaces or other divisions as the attorney may deem fit and proper.
6. For all or any purpose hereinstated to apply for and obtain any certificate, clearance, no objection, permission, license, registration etc., from all concerned authorities and persons including from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or the authorities under the West Bengal Town & Country (Planning & Development) Act, 1979 or West Bengal Land Reforms Act, 1955 or West Bengal Estate Acquisition Act, 1953 or West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 or Fire or Pollution authorities, Electricity, Water and other Service Providers etc.
7. To apply for and obtain any permission, clearance and license to erect and run/operate and/or maintain lift and any other utility, input or facility in the new building or buildings and/or the Subject Property.
8. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies,

Handwritten signature

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
11 MAR 2012

incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks another building materials, in respect of Development at the Subject Property or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned.

9. To employ and appoint watchmen, guards and other security personnel for Development on the Subject Property.

10. To appoint, employ, engage or hire, architects, contractors, sub-contractors, structural engineers, civil engineers, overseers, consultants, vastu consultants, chartered accountants and/or such other persons or agents as may be required for effectually discharging the powers and authorities granted herein.

11. To prepare apply for sign, execute and submit plans, maps and sketches for sanctioning for the Subject Property to the concerned Gram Panchayet or other authorities and to have the same sanctioned and if required, to have the same modified, revised, altered and/or renewed and to pay fees and obtain sanction modification revision alteration and/or renewal and/or such other orders and permissions as be expedient therefor, and to construct a set of multi storeyed buildings in several Blocks upto the admissible height, in the Schedule Property and the included additional adjoining Land thereto to make a broader housing Complex in accordance with the sanctioned building plan, deliver physical possession of the allocated areas of the Executant/Land Owner to the extent of 35% (Thirty Five) Percent constructed areas in respect of the sanctioned areas in respect of the Schedule property, in terms of the Development Agreement executed by and between the parties and registered on this day.

12. To sign and submit all declarations, undertakings and affidavits required by the sanctioning authority for the purpose of sanction/ modification/alteration/ renewal of the plan for the Subject Property.

13. To apply for and obtain L.R. R.O.R upon mutation, amalgamation, updation, correction and conversion in respect of the Subject Property or any part thereof and from the concerned B.L. & L.R.O., the D.L. & L.R.O., Panchayet or Corporation 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.

14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, gas, power, drainage, sewerage, generator,

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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
11 MAR 2017

transformer, lifts, security systems, and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.

15. To appoint engineers, technicians, masons, labourers and other workmen or collaborate with organizations and persons in connection with construction of multi-storeyed building or buildings in single or several "Phases" or "Blocks" in the Schedule property comprising of commercial spaces, residential flats, parking space and other constructed areas and erections thereon strictly in accordance with the sanctioned building plan in terms of and in accordance with the Joint Venture or Collaboration Agreement executed by and between us as Land Owners and the Company of the Attorney as being Developers/ Builders being one of the Partners of the Developers/Builders. And to make it clear that our said Attorney being one of the Directors of the DEVELOPERS/BUILDERS/PROMOTERS Company and authorized person to go for construction work and other relevant acts and actions strictly in terms of the said Development Agreement having the Landowner's i.e. the allocation of the Land Owner/Executant to the extent of 35% (Thirty Five) Percent and DEVELOPERS/BUILDERS/PROMOTERS allocation to the extent of 65% (Sixty Five) percent in the proposed buildings along with proportionate share in land underneath and along with all other appurtenances and amenities annexed thereto.

16. To deal with fully and in all manner and 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.

17. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments and machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorney and to pay all premium thereof.

18. To grant "Consent" and "No Objection Certificate" and permit and Transferees of Units, Parking Spaces and other Transferable Areas comprised in respect of the Allocation of the DEVELOPERS/BUILDERS/PROMOTERS to take loans from any Banks or Financial Institutions, such "consent" and "no-objection" shall be confined within and/or for the intending buyers, as well as in respect of the allocated areas of the Developers/Builders/Promoters without implicating me as the Land Owner. More specifically, the Land Owner/Executant shall have "no-objection"

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11 MAR 2027

even in case of borrowing money by the Developers/Builders/ Promoters, from any Bank, Financial Institution etc. for the purpose of execution of construction work in and over the "First Schedule Property" by way of Mortgage the subject Land.

19. To advertise and publicize and Development project at the Subject Property or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the allocated areas of the Developers/Builders.

20. To negotiate, take bookings and applications of whatsoever nature in respect of sale, leasing out, letting out or otherwise transfer of the Allocation of the DEVELOPERS /BUILDERS/PROMOTERS or any part thereof and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of any transfer of any Allocation of the DEVELOPERS/BUILDERS/PROMOTERS and issue receipts, acknowledgements and discharges therefor and to fully exonerate the person or persons paying the same.

21. To prepare, sign, execute and/or deliver all papers, documents, agreements, sale deeds, conveyances, deed of Amalgamation of land of the Land owner to make it a single unit/Holding, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said attorney in respect of the Allocation of the Developers/Builders/Promoters, but my said attorney shall not deal with our allocated areas in respect of transfer any part or portion of my allocated areas in any way or in any manner whatsoever.

22. To enforce any covenant in any agreements, deed or any other contracts or documents of transfer executed by the Principals and the DEVELOPERS/BUILDERS/PROMOTERS and to exercise all rights and remedies available to the Principal and the DEVELOPERS/BUILDERS/PROMOTERS thereunder.

23. To terminate any contract, agreement, right of occupancy user enjoyment with any person or persons intending to acquire the Allocation of the DEVELOPERS/BUILDERS/PROMOTERS or any part thereof for and on behalf of the Principals in such manner as the said attorney may deem fit and proper, well indemnifying the interest of the Land Owner/First Party in all respect.

24. To ask, demand, sue for, recover, realize and collect all moneys, earnest moneys, considerations, construction costs, extras, deposits, additional facility or other charges, charges for maintenance and/or

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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
11 MAR 2022

facilities provided in the Subject Property, advances, compensations, interests, damages, statutory levies and/or duties, payments whatsoever etc., which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.

25. To have the Allocation of the DEVELOPERS/BUILDERS/PROMOTERS or any part thereof to be separately assessed and mutated in the name of the Owners/ Purchasers/Transferees/Alienees thereof and in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said attorney may deem fit and proper.

26. To contest or challenge any proceeding relating to vesting or acquisition or relating to any encumbrance, obligation or liability on the Subject Property or any part thereof and to attend hearings and object or settle with them and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the Subject Property or any part thereof.

27. To deal with any claim of any third party fully and in all manner and to oppose or settle the same!

28. For all or any of the purposes herein stated to apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, and appear and represent the Principal before the concerned B.L. & L.R.O., D.L. & L.R.O., Collector, District Magistrate, ADM, Bidhannagar Municipal Corporation authority, Fire Brigade, Greater Kolkata Metropolitan Development Authority, the Authorized Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, The Town and Country (Planning & Development) Act, Development Authority, Pollution Control Board, Police Authority, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, Insurance Companies, Electricity, Airport Authority of India, Water and other service provider organizations, Land Acquisition Collector and also all other authorities such as Rajarhat-Bishnupur No. 1 Gram Panchayet, Zilla Parishad Authority of North 24 Parganas and other Development authority, and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities including authority or authorities

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ADDITIONAL REGISTER
OF ASSURANCE HOLIDAYS
11 MAR 2022

or Tribunal under "The Real Estate (Regulation and Development), Act, 2016 and Rules framed thereunder and to do all acts deeds and things as the attorney may deem fit and proper.

29. To appear and represent the Principals before any Registrar of Assurance, District Registrar, Additional District Sub Registrar, Additional Registrar, Magistrate both Executive and Judicial and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered the Developers allocated areas and perfected all documents, instruments and writings executed by the said attorney by virtue of the powers hereby conferred and the DEVELOPERS/BUILDERS/PROMOTERS shall execute and register all conveyances or otherwise deeds of transfer in respect of their allocated areas well after determination, identification and earmarked of the entire allocated areas of the Owner in the body of the copy of sanction building plan as well as under a separate Memorandum of Understanding to be executed by and between the Land Owner and the DEVELOPERS/BUILDERS/PROMOTERS stating the detailed particulars of allocated areas of both the Owners and the DEVELOPERS/BUILDERS/PROMOTERS and such Memorandum of Understanding shall be made and executed in duplicate and one copy thereof shall retain to either of the parties.

30. To produce and deposit and take back any title deeds or documents relating to the Subject Property or any part thereof from any office, tribunal and court of law.

31. To commence, prosecute, enforce, defend, answer and oppose all actions; suits, writs, appeals, revisions, review, arbitration proceedings, and other legal proceedings and demands civil, criminal or revenue concerning and/or touching any of the matters herein stated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if though fit to compromise, settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officer, etc. and to sign, declare, verify and/or affirm any plaint, written statement, written objection, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney may think fit and proper in our names and on our behalf touching any affair in respect of the "Schedule Property".

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
11 MAR 2022

32. To accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

33. To receive and refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.

34. To accept or object to the assessments of valuations or taxes or land revenue in respect of the Subject Property or any part and to apply for amalgamation of the Schedule holdings in the name of the Land owner or share thereof before the Panchayet/Municipal Authority and the Revenue office and relevant Department of the Govt. of West Bengal and to attend all hearings and have the same finalized.

35. To pay all rates, taxes, land revenue, charges, expenses and other outgoings whatsoever (including municipal rates and taxes and other charges whatsoever) payable in respect of the said Subject Property or any part thereof or the buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

36. To construct effect and raise boundary walls in and around the said Subject Property or portions thereof, and to effect all Development works by way of raising multi-storeyed building or buildings in the Schedule Property in terms of the Development Agreement executed between me and the party of the Second Part, on this day and strictly in terms of the sanctioned building plan and Schedule of Specification therein contained.

37. To deal with fully and in all manner and 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.

38. To apply for and obtain "Completion or Occupancy Certificate" and other certificates as may be required from the concerned authorities including from the local Gram Panchayet authority and/or Bidhannagar Municipal corporation authority as the case may be.

39. To execute any deed of sale, gift or any other instrument of transfer in respect of the allocated areas of the DEVELOPERS/BUILDERS/PROMOTERS along with proportionate share in the Schedule property in



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
11 MAR 2022

favour of any intending purchaser(s) to settle consideration thereof and to receive earnest money or part of consideration money or consideration money in full and to present such document(s) of transfer before the concerned registration office, to admit execution and to perform all other acts, deeds and things to be required for effectual registration of a deed of transfer in favour of the intending purchaser or purchasers and to grant proper registration slip in favour of the intending purchaser or purchasers and following such execution and registration of any such deed or deeds of sale or deeds of transfer our said attorney shall deliver physical and khas possession of the constructed areas i.e. residential flats, shop rooms, parking space thereon or any part thereof in favour of the intending purchaser or purchasers in respect of the allocated areas of the DEVELOPERS/BUILDERS/PROMOTERS or any part or portion thereon free from all encumbrances, lien, charges and attachment whatsoever. Provided Always in case of execution of "Agreement for Sale" and "Deed of Conveyance" the power hereby given is strictly limited in respect of the allocated areas of DEVELOPERS/BUILDERS/PROMOTERS and my said attorney shall well indemnify me from any damage or injury in connection with receipt of consideration money in respect of the allocated areas of the Developers/Builders. To make it clear that the said Development agreement executed by me and the said DEVELOPERS/BUILDERS/PROMOTERS on this day, shall be read and interpreted analogously considering both the documents a single document and transaction, for its legal interpretation and both the documents shall remain in force till completion of the entire construction work with delivery of my allocated areas with completion certificate from the local Rajarhat-Bishnupur No. 1 Gram Panchayet authority or any other competent authority as the case may be.

40. To receive all letters, parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.

41. To go on and to complete the construction work including all other common users and utilities strictly in accordance with the Instructions, Rules, Regulations and prescribed provisions as laid down under the newly enacted "The Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder and any other real Estate Laws for the time being in force, and I shall be bound under the said Act.

42. For better and more effectually exercising the powers and authorities aforesaid to retain, appoint and employ Advocates, Pleaders, Solicitors, and to revoke such appointments, to commence and/or institute any suits, proceedings, appeals and revision before the competent court of law and/or before any statutory Authority, Tribunal etc. and to sign and

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
11 MAR 2022

execute all plaints, petitions, written statements, written objection, Memorandum of Appeals and to depose before any Court of Law in my name and on my behalf.

43. I hereby agree to ratify and confirm whatsoever the said Attorney shall do in relation to the premises by virtue of these presents and I hereby declare that I shall not do anything inconsistent with the Power of Attorney.

44. I hereby declare that the power and authorities hereby granted is exclusively for development of the project land and disposal of Developers/Builders/Promoters share of allocation and shall remain in force till completion of the project and transfer of Developers' share of allocation till the said property is fully and properly developed as per terms and specification contained in the Schedule of Specification contained in the body of the said Development Agreement by the **DEVELOPERS/BUILDERS/PROMOTERS** and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyance of the land, buildings, flats 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 me on this day.

SCHEDULE ABOVE REFERRED TO:

(Land to be Developed)

ALL THAT piece and parcel of Land measuring 15 (Fifteen) Decimals, equivalent to 09 (Nine) Cottahs 01 (One) Chittack 09 (Nine) Sq.ft. a little more or less with tiled shed structure measuring 200 Square feet, thereon, situate lying at and being R.S. Khatian No: 396, R.S. & Hal L.R. Dag No: 66 (Sixty Six), L.R. Khatian No: 1194, J.L. No: 30, Touzi No: 173, Mouza- **KALABERIA**, within the local limit of Rajarhat-Bishnupur No: 1 Gram Panchayet, Additional District Sub-Registration Office Bidhan Nagar, Police Station- Rajarhat, District: North 24 Parganas. The said Property is butted and bounded as follows:-

On the North : By R.S & L.R Dag Nos. 65 & 67;

On the South : By 16' feet wide common passage & R.S & L.R dag Nos. 51 & 52;

On the East : By R.S & L.R Dag Nos. 67;

On the West : By Hariyana School;

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
11 MAR 2022

IN WITNESS WHEREOF I, the Executant have executed these presents at Kolkata..... on the 11th day of March....., 2022.

SIGNED, SEALED AND DELIVERED

BY THE PARTIES HERETO AT

KOLKATA in the presence of :

1. Arpan Chatterjee
S/o. Tapam Chatterjee
M.B. ROAD, P.O. & P.S. Nimta,
KOL- 700049.

2. HASMATA
SLOKATAKALI
JATRA GACHI
PS NEWTOWN
PO GHUNI
PIN-157

Drafted by me :
as per declaration in
documents by the parties

H. C. Karimaker
ADVOCATE,
High Court, Calcutta
Enrolment No. WB/8671/83.

Hasmata
SIGNATURE OF THE EXECUTANT/
LAND OWNER

YELLOW SAND REALESTATE LLP
[Signature] Partner

























SIGNATURE OF THE ATTORNEY



S

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
11 MAR 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

| Signature of the Executants/Presentants | LEFT HAND | | | | |
|---|---|--|---|---|--|
| | Little | Ring | Middle | Fore | Thumb |
|   | LEFT HAND | | | | |
| |  |  |  |  |  |
| | RIGHT HAND | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| |  |  |  |  |  |
|   | LEFT HAND | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| |  |  |  |  |  |
| | RIGHT HAND | | | | |
| | Thumb | Fore | Middle | Ring | Little |
|  |  |  |  |  | |
| | LEFT HAND | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| | | | | | |
| | RIGHT HAND | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| | | | | | |



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
11 MAR 2022

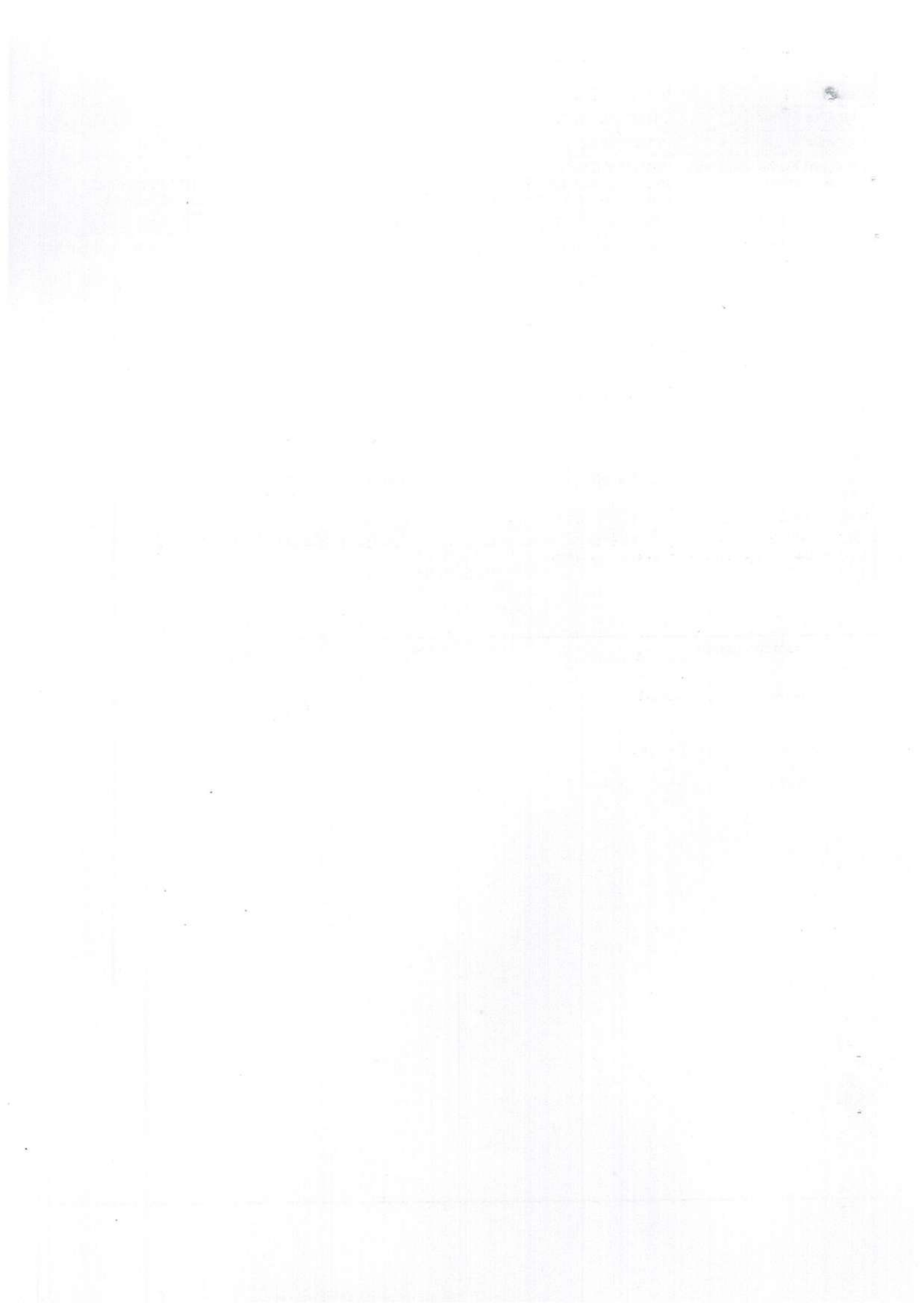
Major Information of the Deed

| | | | |
|---|---|--|------------|
| Deed No : | I-1902-02493/2022 | Date of Registration | 11/03/2022 |
| Query No / Year | 1902-8000805845/2022 | Office where deed is registered | |
| Query Date | 11/03/2022 7:32:08 PM | A.R.A. - II KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | SANJAY GUPTA AD 169,SALT LAKE CITY,Thana : North Bidhannagar, District : North24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9932023029, Status :Buyer/Claimant | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| | Rs. 80,85,825/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 101/- (Article:E, E, M(a)) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190202491/2022 | | |




Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia, Pin Code : 700135

| 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-66 | LR-1194 | Bastu | Shali | 9 Katha 1 Chatak 9 Sq Ft | | 80,85,825/- | Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name : |
| Grand Total : | | | | | 14.9738Dec | 0 /- | 80,85,825 /- | |





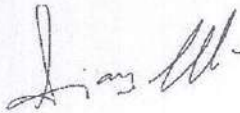
Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr SHYAMAL KARMAKAR Son of Late Dukhiram Karmakar Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Office |  |  |  |
| | 11/03/2022 | LTI 11/03/2022 | 11/03/2022 | |
| Kalaberia, City:- , P.O:- Rajathat, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx1R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Office | | | | |

Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|--|--|
| 1 | 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 , PAN No.:: aaxxxxxx4n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr SANJAY GUPTA (Presentant) Son of Mr Gopal Prasad Gupta Date of Execution - 11/03/2022, , Admitted by: Self, Date of Admission: 11/03/2022, Place of Admission of Execution: Office |  |  |  |
| | Mar 11 2022 7:53PM | LTI 11/03/2022 | 11/03/2022 | |
| 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 Status : Representative, Representative of : YELLOWSAND REALESTATE LLP (as Partner) | | | | |



Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr ARPAN CHAKRABORTY Son of Mr TAPAN CHAKRABORTY LAXMI NARAYAN PALLY, City:- Not Specified, P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 |  |  |  |
| | 11/03/2022 | 11/03/2022 | 11/03/2022 |
| Identifier Of Mr SHYAMAL KARMAKAR, Mr SANJAY GUPTA | | | |

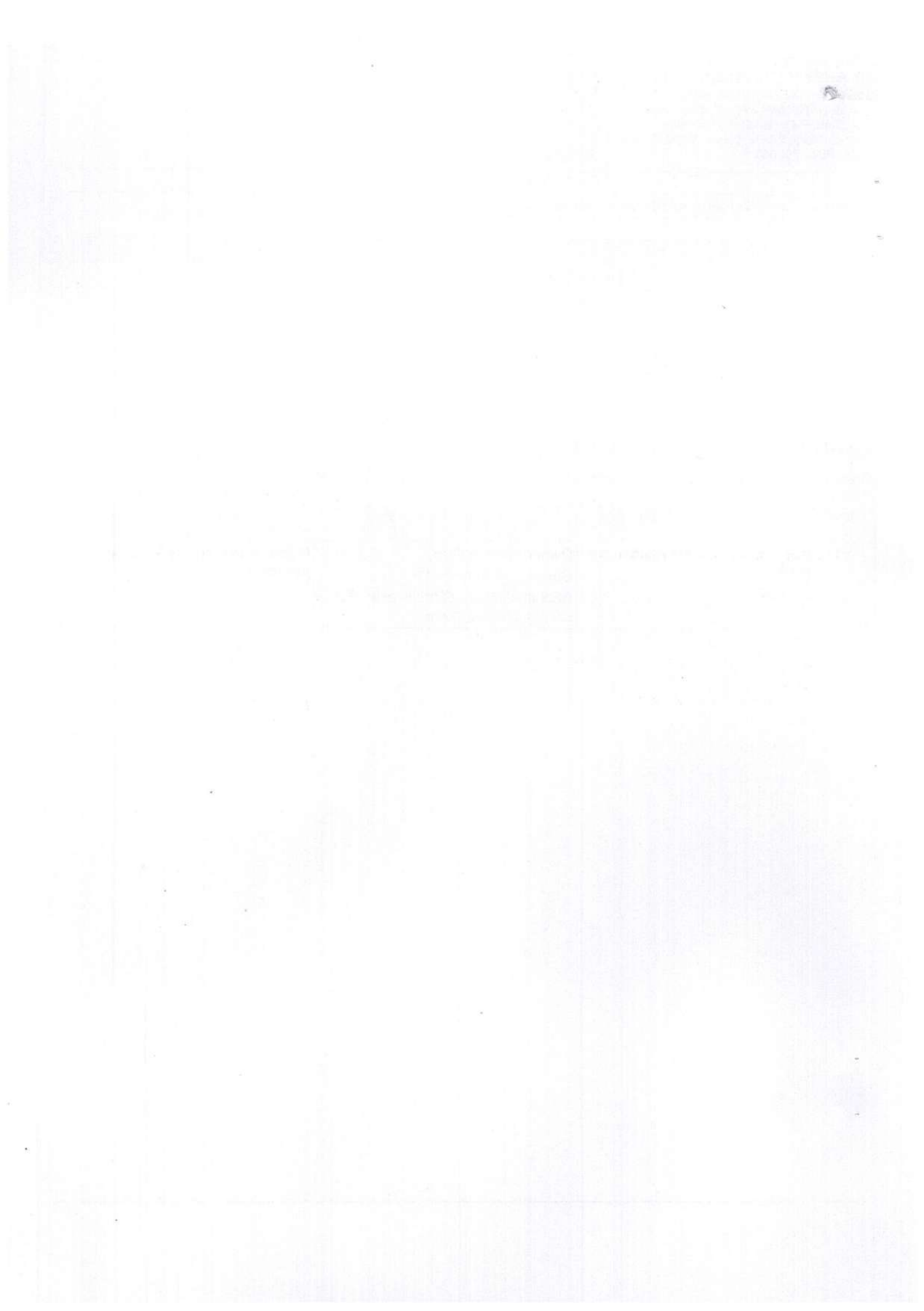
Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------|---------------------------|
| 1 | Mr SHYAMAL KARMAKAR | -7.48688 Dec |
| 2 | | -7.48688 Dec |

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia, Pin Code : 700135

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|---|--|
| L1 | LR Plot No:- 66, LR Khatian No:- 1194 | Owner:শ্যামল কর্মকার, Gurdian:दुःखिराम कर्मकार, Address:निज , Classification:शालि, Area:0.15000000 Acre, | Owner Name not selected by applicant. |



On 11-03-2022

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.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 19:39 hrs on 11-03-2022, at the Office of the A.R.A. - II KOLKATA by Mr SANJAY GUPTA

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 80,85,825/-

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

Execution is admitted on 11/03/2022 by Mr SHYAMAL KARMAKAR, Son of Late Dukhiram Karmakar, Kalaberia, P.O: Rajathat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Mr ARPAN CHAKRABORTY, , , Son of Mr TAPAN CHAKRABORTY, LAXMI NARAYAN PALLY, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Service

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

Execution is admitted on 11-03-2022 by Mr SANJAY GUPTA, 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

Indetified by Mr ARPAN CHAKRABORTY, , , Son of Mr TAPAN CHAKRABORTY, LAXMI NARAYAN PALLY, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Service

Payment of Fees

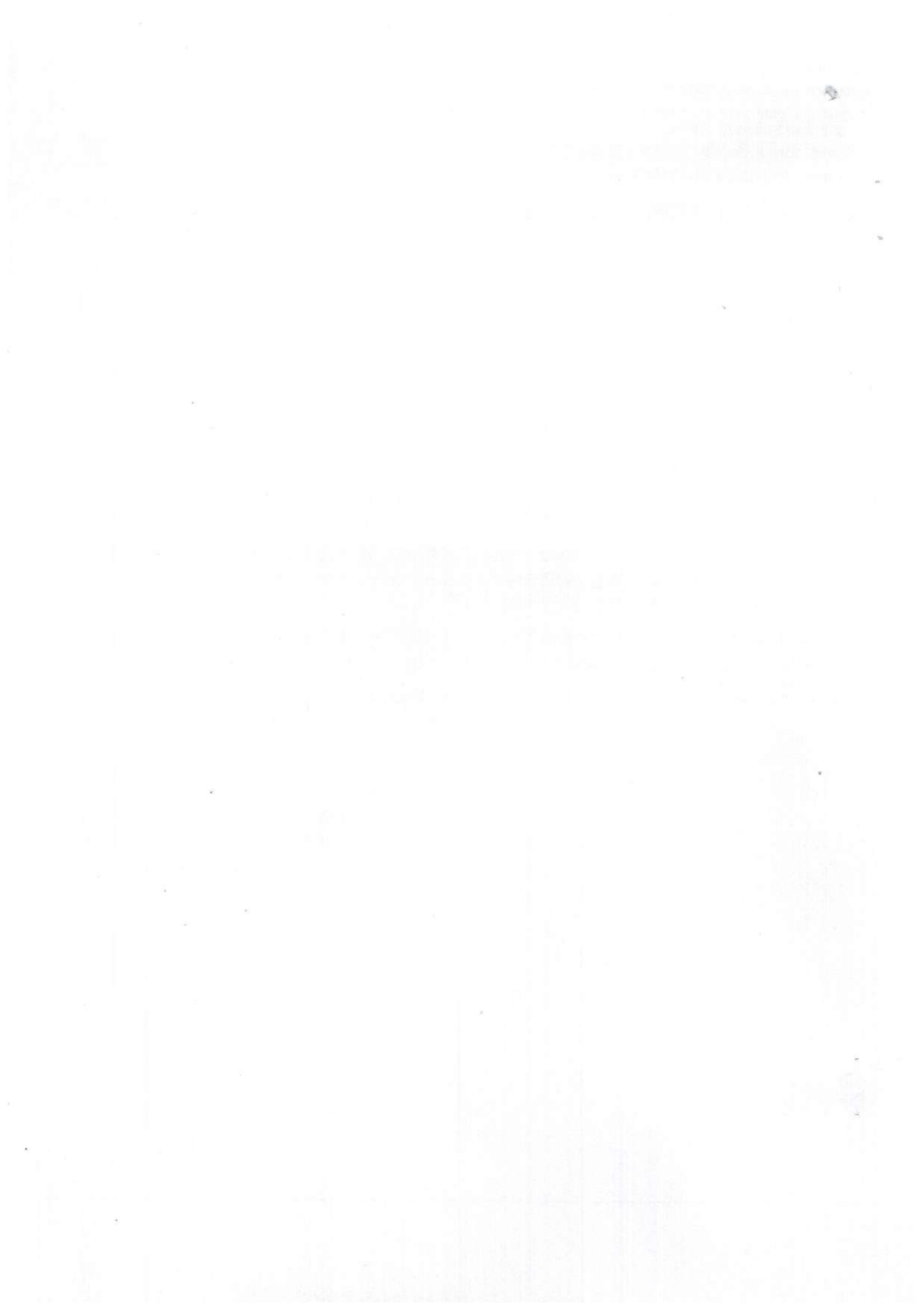
Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5580, Amount: Rs.100/-, Date of Purchase: 25/08/2021, Vendor name: M DUTTA

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



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYAMAL KARMAKAR
DHUKHIRAM KARMAKAR
01/02/1964
 Permanent Account Number
ALUPK4941R

Shyamal Kar
 Signature



In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTHSI,
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 यह कार्ड खो जाने पर कृपया सूचित करें/वापस करें :
 आयकर सेवा युनिट, उथसि,
 प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर,
 नवी मुंबई - 400 614

भारत सरकार
Government of India

आयकर
Income Tax

श्यामल कार्माकर
Shyamal Kar
श्यामलकार / DOB: 25/08/1964
पुरुष / Male

Issue Date: 04/11/2012

2698 2114 5160
मेरा आधार, मेरी पहचान




भारतीय आरक्षण आयोग
Unique Identification Authority of India

विमान: राजहट बिसनपुर, कलकत्ता, सेक्टर 20
कलकत्ता, पश्चिम बंगाल, 700135

Address: RAJARHAT BISHNUPUR,
Kalabaria, North Twenty Four Parganas,
West Bengal, 700135

Issue Date: 04/11/2012

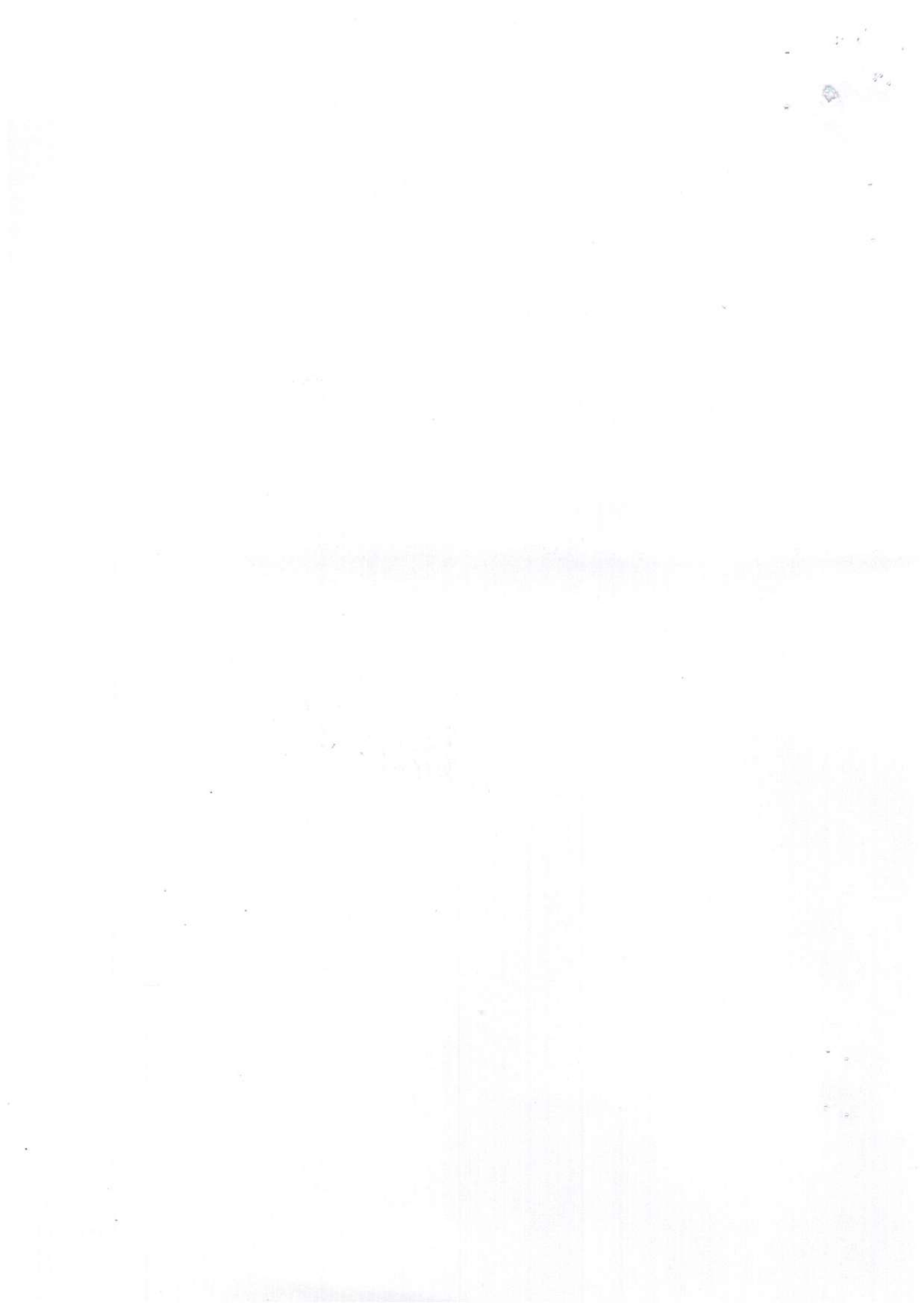
2698 2114 5160

1947 help@uidai.gov.in www.uidai.gov.in



Shyamal Kar





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACFY2854N



नाम / Name
YELLOW SAND REALESTATE LLP

02122018

निगमन / गठन की तारीख
Date of Incorporation / Formation
13/11/2018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADRPG6327Q

नाम / Name
SANJAY GUPTA

पिता का नाम / Father's Name
GOPAL PRASAD GUPTA

बन्म की तारीख / Date of Birth
12/01/1973

हस्ताक्षर / Signature

08062017

इस कार्ड को खोने / पाने पर कृपया सूचित करें / सूचित करें :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीपबंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

भारत सरकार
GOVERNMENT OF INDIA

संजय गुप्त
Sanjay Gupta
जन्म तारीख / DOB: 12/01/1973
पुरुष / MALE

7089 5093 7284
VID : 9195 9465 4480 0767

MERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार ...

ठिकाना:
एम/ओ: गोपाल प्रसाद गुप्त, एडी 169, सल्लेक
सेक्टर 1, बिधाननगर (एम), उत्तर 28 पारगना,
पश्चिम बंग - 700064

Address :
S/O: Gopal Prasad Gupta, AD 169,
SALLAKE SECTOR 1, Bidhannagar(M),
North 24 Parganas,
West Bengal - 700064

Download Date: 19/11/2016
Generation Date: 17/03/2015

1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Handwritten signature in blue ink.

Handwritten checkmark.



सत्यमेव जयते



आधार

भारतीय विशिष्ट परिचय प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

आधार/Enrollment No. : 1111/19918/00937

14/01/2014

To
ARPAN CHAKRABORTY
অর্পন চক্রবর্তী
LAXMI NARAYAN PALLY (M.B.ROAD)
North Dum Dum (m)
Nimta, North 24 Parganas
West Bengal - 700049
9051822081



KL718796031FT

71879603



আপনার आधार সংখ্যা / Your Aadhaar No. :

9071 6825 3325

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

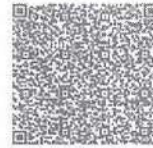
Government of India



অর্পন চক্রবর্তী
ARPAN CHAKRABORTY
পিতা : তপন চক্রবর্তী
Father : Tapan Chakraborty

জন্মতারিখ/DOB: 29/08/1984
পুরুষ / Male

9071 6825 3325



আধার - সাধারণ মানুষের অধিকার

Arpan Chakraborty



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



আধার

ঠিকানা:
লক্ষ্মীনারায়ন পল্লী এম.বি.রোড
দুর্গ মনসন (এম), নিমতা
উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ,

ভারতীয় বিনামূল্যে পরিচয় প্রমাণীকরণ
Unique Identification Authority of India

Address: LAXMII NARAYAN
PALLY (M.B.ROAD), North
Dumdum (m), North 24
Parganas, Nimta, West
Bengal, 700049

9071 6825 3325

1847
1800 300 1947

help@uidai.gov.in

www.
www.uidai.gov.in

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 115620 to 115645
being No 190202493 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.03.30 15:34:55 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 2022/03/30 03:34:55 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)
