

19758/2022

19870/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AF 230372

8:30 AM
05/12/22

2/13381022

20230

Additional Registrar of Assurances-IV, Kolkata

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

Additional Registrar of Assurances-IV, Kolkata

5586 dt. 05/12/22

| | |
|----------------|-----|
| J (1)... | 250 |
| J (2)... | 150 |
| Total | 400 |
| Realised on... | |

ARA-IV Kolkata

10 DEC 2022

DEVELOPER'S POWER OF ATTORNEY UNDER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL TO WHOM THESE PRESENTS SHALL COME (1) SHIVGANGA RESIDENCY LLP (having PAN NO. AEKFS1916F) a Limited Liability Partnership Firm duly incorporated in Ministry of Corporate Affairs having it's registered office at Dwarka Vedmani, AD-169, Salt Lake City, Sector-1, Kolkata - 700 064, represented by a Partner MR. SANJAY GUPTA (having PAN No. ADRPG6327Q AND AADHAAR No. 7089 5093 7284), son of Sri Gopal Prasad Gupta, by Faith-Hindu, by Nationality-Indian, (2) SIMRAN GUPTA (having PAN - CQKPG2440J and AADHAAR NO. 4877 6134 6969), daughter of Sri Sanjay Gupta, by Nationality

32405

18 NOV 2022

mg

का. जा.
 क्षेत्राव नाय उ मां
 ट्याम्प क्षेत्राव नाय उ
 विधान नम्बर, सल्ट लैक सिटी ए डि एस आर उ
 मोट ट्याम्प क्रय हो
 टालान नम्बर
 क्षेत्री-बाराकपुर, क्षेत्र-मिता दक्ष

Yellowsand Realestate
 AD-169, Sec-I
 Salt Lake City
 Kol-64

13 OCT 2022

998000

Sanjay

20107


Sanjay


 20108

Simean Gupta



 20109

Joh. Gupta


 20110



ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA
 5 DEC 2022

Sumit Singh
 S/o. Late Sandip Singh
 171/B, A.P.C. Road
 Shyambazar
 Pin-700004

Indian, by Faith: Hindu, (3) **MRS. JYOTI GUPTA** (having PAN No. **AFVPG4781L** AND **AADHAAR No. 8278 9747 3830**), wife of Sri Sanjay Gupta, by Faith-Hindu, by Nationality-Indian, both (2) & (3) residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata - 700064, (4) **SANJAY GUPTA (HUF)** (having PAN – **AALHS5307K**) carrying all it's activities at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, being represented by it's **KARTA MR. SANJAY GUPTA** (having PAN – **ADRP6327Q & Aadhaar No. 7089 5093 7284**) son of Sri Gopal Prasad Gupta, by Nationality Indian, by Faith Hindu, by occupation Business residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064; 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 **18 Cottahs 05 Sq.ft.**, be the same a little more or less comprised in part of **R.S as well L.R Dag Nos. 3050 & 3051, R.S. Khatian No: 1093**, corresponding to L.R Khatian Nos. 880/1, 919/1, 679/1, 9180, 9223, at present severally recorded in the respective names of the First Parties comprised under **L.R. Khatian Nos. 11014, 11019, 10989 & 10990**, lying and situated at **Mauza: Ghuni, Poince Station: New Town** formerly Rajarhat P.S., 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 **24th day of November, 2022**, executed by us as the **LAND OWNERS IN PARTY OF THE FIRST PART** and "**YELLOW SAND REALESTATE LLP**" a registered LLP Partnership Firm within the meaning of the Limited Liability Partnership Act, 2008 having it's corporate office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P.O.: Bidhannagar P. S.: Bidhannagar North, being represented by one of it's Partners **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, P.O.: Bidhannagar, P.S.: Bidhannagar North, Kolkata-700064, 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 the 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

Continue.....



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

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 laid down in the terms and conditions 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. 19102 for the year 2022.**

AND ALSO WHEREAS as per terms of the said Registered Development Agreement executed by us as being the Land Owners in First Part and said "**YELLOW SAND REALESTATE LLP**" as being the Developer on the Second Part, it is condition precedent to authorize the said **DEVELOPER/BUILDER** i.e. the said "**YELLOW SAND REALESTATE LLP**" for proper execution of construction work in the Schedule hereunder written and as such we, **(1) SHIVGANGA RESIDENCY LLP (2) SIMRAN GUPTA (3) MRS. JYOTI GUPTA (4) SANJAY GUPTA (HUF)** the **PRINCIPALS** herein doth hereby jointly and severally nominate, constitute and appoint said "**YELLOW SAND REALESTATE LLP**" a registered LLP Partnership Firm within the meaning of the Limited Liability Partnership Act, 2008, having its corporate office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Post Office Bidhannagar, Police Station Bidhannagar North, Kolkata 700 064, **2) 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, as being one of the Partners of said "**YELLOW SAND REALESTATE LLP.**" hereinafter be referred to as the Developer/ Builder to be my true and lawful Attorney/s to do, execute and perform all or any of the following acts, deeds, matters and things namely

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,

Continue.....



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 4 DEC 2022

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 it's 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 Subject Property or any part thereof and from the B.L. & L.R.O., the D.L. & L.R.O., Jyangra 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

Continue.....



ADDITIONAL REGISTRAR
OF COMPANIES, KENYA
5. 212

non-suited in any such action or proceedings as aforesaid before, L.A Collector 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, written objection, 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 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 snare of the Said Land under the Schedule hereto as per terms and conditions of the aforesaid Development Agreement.

Continue.....



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCE - KOLKATA
5 DEC 2022

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 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 behalves 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.

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

Continue.....



ADDITIONAL REGISTRAR
OF INSURANCES - IV, KOLKATA

5/10/2012

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 **24th day of November, 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 LAND/SAID PROPERTY)

ALL THAT SAID LAND total admeasuring an area of **18 Cottahs 05 Sq.ft.**, be the same a little more or less out of which 13 Cottahs 19 Sq.ft. comprised in part of R.S/L.R Dag No. 3050 and 4 Cottahs 15 Chhitacks 31 Sq.ft. comprised in part of R.S/L.R Dag No. 3051 all under R.S. Khatian No. 1093, corresponding to L.R Khatian Nos. 880/1, 919/1, 679/1, 9180, 9223, at present recorded under respective **L.R Khatian Nos. 11014, 11019, 10989 & 10990** respectively, togetherwith rights of ingress and egress through 12' wide kuncha road abutting the Said Land and all the rights, easements, appurtenances in connection thereto, lying and situated at **Mauza: Ghuni**, J.L. No. 23, R.S. No. 232, **Police Station: New Town** formerly Rajarhat P.S., 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 6' feet wide kuncha common passage;

ON THE SOUTH : By part of R.S/L.R Dag Nos. 3050 & 3051;

ON THE EAST : By 12' feet wide kuncha road;

ON THE WEST : By part of R.S/L.R Dag Nos. 3051;

Continue.....



ADDITIONAL REGISTRAR
OF ASSURANCES, W. BENGAL, KOLKATA
-5 DEC 2022

IN WITNESSES WHEREOF we the abovenamed **PRINCIPALS** in participation of the abovenamed **ATTORNEY** have executed these presents on this the 22 day of December in the year Two Thousand and Twenty Two.

WITNESSES:-

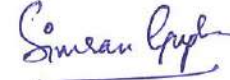
1. Sumit Sinha
S/o. Late Sandip Sinha
171/B, A.P.C. Road
P.O. - Shyambazar
P.S. - Shyampukur
Pin - 700004

2. Arpan Chatterboroty
S/o. Tapan Chatterboroty
M.B Road, P.O + P.S - Nimta,
KOL - 700049.

Drafted by:
as per declaration in
documents by the executant
K. C. Karimaker
Advocate
High Courts, Calcutta
WB/8671/83.

1. Shivganga Residency LLP


Partner

2. 

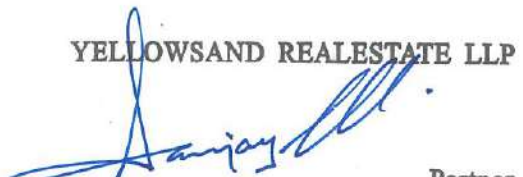
3. 

4. For Sanjay Gupta HUF.


Marta / Auth. Signatory

PRINCIPALS

YELLOWSAND REALESTATE LLP


Partner





































ATTORNEY

11/11/2022



ADDITIONAL REG. STRAR
OF ASSUR/ - IV KOLKATA
- 5 DEC 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

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



✓

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
-5 DEC 2022





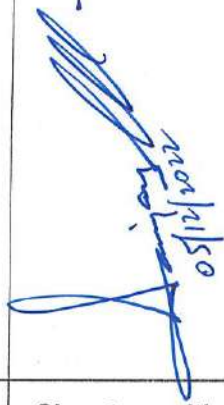


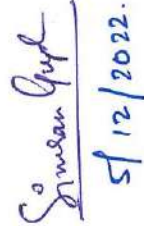
Government of West Bengal

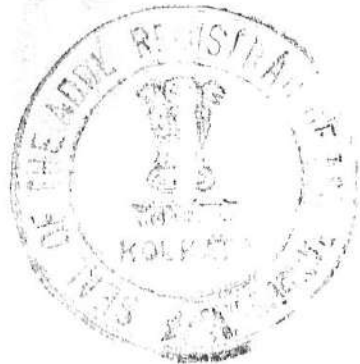
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 19048003381022/2022








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

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|---|---|--|--|
| 1 | Mr SANJAY GJPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, F.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 | Representative of Principal [SHIVGAN GA RESIDENCY LLP] , [YELLOW SAND REALESTATE LLP] |  | 20107  |  05/12/2022 |
| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | Miss SIMRAN GUPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.C:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 | Principal |  | 20108  |  5/12/2022 |



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

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

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|--|---|---|
| 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 |  |  |  |
| 4 | Mr SANJAY GUPTA HUF 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 | | |  |
| SI 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:- 700004 | Mr SANJAY GUPTA, Miss SIMRAN GUPTA, Mrs JYOTI GUPTA, Mr SANJAY GUPTA HUF |  |  |  |

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



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

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1904-19870/2022 | Date of Registration | 10/12/2022 |
| Query No / Year | 1904-8003381022/2022 | Office where deed is registered | |
| Query Date | 29/11/2022 6:09:39 PM | A.R.A. - IV KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | SANJAY GUPTA AD-169, SALT LAKE CITY, SEC-I, Thana : North Bichannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9932023029, Status :Buyer/Claimant | | |
| Transaction | | Additional Transaction | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | | Market Value | |
| | | Rs. 96,26,510/- | |
| 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]:- 190419102/2022 | | |

Land Details :

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

| 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-3050 | LR-11014 | Bastu | Shali | 3 Katha 4 Chatak 5 Sq Ft | | 17,41,162/- | Width of Approach Road: 12 Ft., , Project Name : |
| L2 | LR-3050 | LR-11019 | Bastu | Shali | 3 Katha 4 Chatak 4 Sq Ft | | 17,40,420/- | Width of Approach Road: 12 Ft., , Project Name : |
| L3 | LR-3051 | LR-11019 | Bastu | Shali | 1 Katha 10 Chatak 26 Sq Ft | | 8,88,030/- | Width of Approach Road: 12 Ft., , Project Name : |
| L4 | LR-3050 | LR-10989 | Bastu | Shali | 3 Katha 4 Chatak 5 Sq Ft | | 17,41,162/- | Width of Approach Road: 12 Ft., , Project Name : |
| L5 | LR-3051 | LR-10989 | Bastu | Shali | 1 Katha 10 Chatak 25 Sq Ft | | 8,87,287/- | Width of Approach Road: 12 Ft., , Project Name : |
| L6 | LR-3050 | LR-10990 | Bastu | Shali | 3 Katha 4 Chatak 5 Sq Ft | | 17,41,162/- | Width of Approach Road: 12 Ft., , Project Name : |
| L7 | LR-3051 | LR-10990 | Bastu | Shali | 1 Katha 10 Chatak 25 Sq Ft | | 8,87,287/- | Width of Approach Road: 12 Ft., , Project Name : |
| | | TOTAL : | | | 29.7115Dec | 0 /- | 96,26,510 /- | |
| | | Grand Total : | | | 29.7115Dec | 0 /- | 96,26,510 /- | |

Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | SHIVGANGA RESIDENCY 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.:: aexxxxxx6f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 2 | Miss SIMRAN GUPTA Daughter 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: Student, Citizen of: India, PAN No.:: cqxxxxx0j,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 |
| 3 | Mrs JYOTI GUPTA 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.:: afxxxxx1i,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 |
| 4 | Mr SANJAY GUPTA HUF 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.:: aaxxxxxx7k,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 :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | YELLOW SAND 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 by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr SANJAY GUPTA (Presentant) 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 : Representative, Representative of : SHIVGANGA RESIDENCY LLP (as Partner), YELLOW SAND REALESTATE LLP (as Partner) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| 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:- 700004 | | | |
| Identifier Of Mr SANJAY GUPTA, Miss SIMRAN GUPTA, Mrs JYOTI GUPTA, Mr SANJAY GUPTA HUF | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|--|
| 1 | SHIVGANGA RESIDENCY LLP | YELLOW SAND REALESTATE LLP-1.34349 Dec |
| 2 | Miss SIMRAN GUPTA | YELLOW SAND REALESTATE LLP-1.34349 Dec |
| 3 | Mrs JYOTI GUPTA | YELLOW SAND REALESTATE LLP-1.34349 Dec |
| 4 | Mr SANJAY GUPTA HUF | YELLOW SAND REALESTATE LLP-1.34349 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|--|
| 1 | SHIVGANGA RESIDENCY LLP | YELLOW SAND REALESTATE LLP-1.34292 Dec |
| 2 | Miss SIMRAN GUPTA | YELLOW SAND REALESTATE LLP-1.34292 Dec |
| 3 | Mrs JYOTI GUPTA | YELLOW SAND REALESTATE LLP-1.34292 Dec |
| 4 | Mr SANJAY GUPTA HUF | YELLOW SAND REALESTATE LLP-1.34292 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|---|
| 1 | SHIVGANGA RESIDENCY LLP | YELLOW SAND REALESTATE LLP-0.685208 Dec |
| 2 | Miss SIMRAN GUPTA | YELLOW SAND REALESTATE LLP-0.685208 Dec |
| 3 | Mrs JYOTI GUPTA | YELLOW SAND REALESTATE LLP-0.685208 Dec |
| 4 | Mr SANJAY GUPTA HUF | YELLOW SAND REALESTATE LLP-0.685208 Dec |

Transfer of property for L4

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|--|
| 1 | SHIVGANGA RESIDENCY LLP | YELLOW SAND REALESTATE LLP-1.34349 Dec |
| 2 | Miss SIMRAN GUPTA | YELLOW SAND REALESTATE LLP-1.34349 Dec |
| 3 | Mrs JYOTI GUPTA | YELLOW SAND REALESTATE LLP-1.34349 Dec |
| 4 | Mr SANJAY GUPTA HUF | YELLOW SAND REALESTATE LLP-1.34349 Dec |

Transfer of property for L5

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|---|
| 1 | SHIVGANGA RESIDENCY LLP | YELLOW SAND REALESTATE LLP-0.684635 Dec |
| 2 | Miss SIMRAN GUPTA | YELLOW SAND REALESTATE LLP-0.684635 Dec |
| 3 | Mrs JYOTI GUPTA | YELLOW SAND REALESTATE LLP-0.684635 Dec |
| 4 | Mr SANJAY GUPTA HUF | YELLOW SAND REALESTATE LLP-0.684635 Dec |

| Transfer of property for L6 | | |
|-----------------------------|-------------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SHIVGANGA RESIDENCY LLP | YELLOW SAND REALESTATE LLP-1.34349 Dec |
| 2 | Miss SIMRAN GUPTA | YELLOW SAND REALESTATE LLP-1.34349 Dec |
| 3 | Mrs JYOTI GUPTA | YELLOW SAND REALESTATE LLP-1.34349 Dec |
| 4 | Mr SANJAY GUPTA HUF | YELLOW SAND REALESTATE LLP-1.34349 Dec |
| Transfer of property for L7 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | SHIVGANGA RESIDENCY LLP | YELLOW SAND REALESTATE LLP-0.684635 Dec |
| 2 | Miss SIMRAN GUPTA | YELLOW SAND REALESTATE LLP-0.684635 Dec |
| 3 | Mrs JYOTI GUPTA | YELLOW SAND REALESTATE LLP-0.684635 Dec |
| 4 | Mr SANJAY GUPTA HUF | YELLOW SAND REALESTATE LLP-0.684635 Dec |

Land Details as per Land Record

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

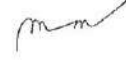
| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|---|--|
| L1 | LR Plot No:- 3050, LR Khatian No:- 11014 | Owner:শিবগঙ্গা রেসিডেন্সি এল এল পি ., Gurdian:পক্ষে পার্টনার, Address:নিজ , Classification:শালি, Area:0.07000000 Acre | Owner Name not selected by applicant. |
| L2 | LR Plot No:- 3050, LR Khatian No:- 11019 | Owner:সিমরন গুপ্তা, Gurdian:সঞ্জয় গুপ্তা, Address:নিজ , Classification:শালি, Area:0.05000000 Acre, | Owner Name not selected by applicant. |
| L3 | LR Plot No:- 3051, LR Khatian No:- 11019 | Owner:সিমরন গুপ্তা, Gurdian:সঞ্জয় গুপ্তা, Address:নিজ , Classification:শালি, Area:0.01000000 Acre, | Owner Name not selected by applicant. |
| L4 | LR Plot No:- 3050, LR Khatian No:- 10989 | Owner:জ্যোতি গুপ্তা, Gurdian:সঞ্জয় গুপ্তা, Address:নিজ , Classification:শালি, Area:0.06000000 Acre, | Owner Name not selected by applicant. |
| L5 | LR Plot No:- 3051, LR Khatian No:- 10989 | Owner:জ্যোতি গুপ্তা, Gurdian:সঞ্জয় গুপ্তা, Address:নিজ , Classification:শালি, Area:0.01000000 Acre, | Owner Name not selected by applicant. |
| L6 | LR Plot No:- 3050, LR Khatian No:- 10990 | Owner:সঞ্জয় গুপ্তা এইচ ইউ এফ, Gurdian:কর্তা , Address:নিজ , Classification:শালি, Area:0.01000000 Acre, | Owner Name not selected by applicant. |

| | | | |
|----|--|--|---------------------------------------|
| L7 | LR Plot No:- 3051, LR Khatian No:- 10990 | Owner:সঞ্জয় গুপ্তা এইচ ইউ এফ, Gurdian:কর্তা , Address:নিজ , Classification:শালি, Area:0.06000000 Acre, | Owner Name not selected by applicant. |
|----|--|--|---------------------------------------|

On 30-11-2022

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 96,26,510/-



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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 08:30 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. Miss SIMRAN GUPTA Daughter 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 Student, 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, 3. Mr SANJAY GUPTA HUF, 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

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 Private Service

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

Execution is admitted on 05-12-2022 by Mr SANJAY GUPTA, Partner, SHIVGANGA RESIDENCY 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 Private Service



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 3405, Amount: Rs.100.00/- Date of Purchase: 18/11/2022, 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 1151570 to 1151591

being No 190419870 for the year 2022.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.12.16 16:59:21 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/12/16 04:59:21 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)