

5568/2022

I

5868/2022



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL



AF 204911

8/1586456/2022

11-15  
28/05/22  
Additional Registrar of Assurances-II  
Kolkata

Certified that the document is admitted to Registration, the signature sheet and the endorsement attached to this document are the part of the document.

Additional Registrar  
of Assurances - II Kolkata

28 MAY 2022

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

KNOW ALL TO WHOM THESE PRESENTS SHALL COME (1) **SAYMA BIBI** (having PAN – **BHZPB6853P** and Aadhaar No. **4714 5133 0225**) wife of Anisur Rahaman, by Nationality Indian, by faith: Muslim, by Occupation: ~~Business~~, residing at Ghuni, Laskar Para, Hatiara, Post Office: Ghuni, Police Station: New Town, District: North 24 Parganas Kolkata-700157, District: North 24 Parganas, (2) **SELIMA BIBI** (having PAN – **BHZPB7656J** and Aadhaar No. **9102 5649 2837**) wife of Karamal Haque, by Nationality Indian, by faith: Muslim, by Occupation: ~~Business~~, residing at Ghuni, Hatiara, Post Office: Ghuni, Police Station: New Town, District: North 24 Parganas Kolkata-700157, District: North 24 Parganas, hereinafter jointly called and referred to as the "PRINCIPAL" hereby **SEND GREETINGS THAT:**

3693

25-5-22

100

নং-

তার-

কূল

ক্রোতার নাম ও পাত

স্ট্যাম্প ডেডিকেশন স্থানকর

বিধান নং: সল্টলেইক সিটি ১৫ ডি এস অর. ৬

মোট স্ট্যাম্প ক্রয় টা:

চালান নং মোট কত টাকা খরিস

টেকারী-বারাকপুর, ডেডার-মিতা দত্ত

*[Handwritten signature]*

Yellow Sand Realestat  
LI

AD-169, Sec-I

Salt Lake city

Pin-700064

11 APR 2022

308000



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

28 MAY 2022



A. The Principals are the Owners of ALL THAT piece or parcel of "Sali" Land total admeasuring area about 11 (Eleven) Cottahs be the same a little more or less comprised in part of R.S/L.R. Dag No. 288, togetherwith common easement rights on and over the Common Passages and all others rights, appurtenances and benefits connected thereto, lying and situated at Mauza Sulanguri, Police Station: New Town formerly Rajarhat, J.L. No. 22, Touji No. 178, R.S. No. 196, under and Part of R.S. Khatian No. 102 corresponding to L.R. Khatian Nos. 1811, 1821, 1194 & 1195 within the ambit of B.L & L.R.O Rajarhat, under Jyangra Hatiyara Gram Panchyet-II, District: North 24 Parganas, morefully described in the Schedule written hereunder and hereinafter for the sake of brevity referred to as the "SAID LAND"/"SAID PROPERTY" and the Principal herein is in possessed of and or well and sufficiently entitle to the 'Said Land' as the Rayoti Owner under the State Government without any interruptions and or obstructions by or from any person or of and from any corner whatsoever;

B. The Executants herein being the absolute Owners of the "SAID LAND"/"SAID PROPERTY", having my marketable right, title, interest and physical possession thereof, by a Registered Development Agreement executed by us as the OWNER/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, Kolkata 700 064, as the DEVELOPER/BUILDER/PARTY OF THE SECOND PART therein on the ..<sup>28<sup>th</sup></sup> day of May..... 2022, We have agreed to develop my "Said Property" under the Schedule hereto 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 Executant/s 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 my said 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 on the <sup>28<sup>th</sup></sup> day of May..... 2022 duly registered at the Office of the A.R.A - V Kolkata, vide Deed No. 2859 for the year 2022.

AND WHEREAS by dint of the terms and conditions of said Development Agreement, the said DEVELOPER/BUILDER has requested us to execute and grant the said Power of Attorney in favour of the DEVELOPER/BUILDER which I do hereby under this presence.



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

28 MAY 2023

AND ALSO WHEREAS in terms of the said registered Development Agreement executed by us as being the Land Owners in First Part and said "YELLOW SAND REALESTATE LLP" 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 **SAYMA BIBI** and **SELIMA** the **PRINCIPALS** herein do hereby nominate, constitute and appoint 1) **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 concerned Local Body and other Authority Concerned.
3. To appear and represent us before all above necessary authorities including local Gram Panchayet, Zilla Parishad, Airport Authority of India, 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 buildings 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 if there any.



2

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

28 MAY 2022



6. To appoint and engage on our behalf Surveyors, Pleaders, Advocates or Solicitors wherever and whenever my said Attorney/s 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., Gram Panchayet, Zilla Parishad, Metropolitan Development Authority, N.K.D.A, 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 in the 'Said Property' and/ or undivided share or specified shares thereof and to enter into an Agreements at any price and with such purchaser/s and/or other persons as our said



8  
ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
28 MAY 2009



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 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 the entire developer's allocation out of the Schedule property and / or any portion thereof.

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 my said attorneys shall consider proper and necessary for conveying our said properties or any portion thereof in respect of developer's allocation only.

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 allow any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents jointly or severally.



8

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

28 MAY 2022

AND WE the Principals hereby declare that the powers and authorities hereby granted shall remain in force till the said property is fully and properly developed as per development agreement and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyances of the land, buildings, flats, garage, parking space, commercial areas and other constructed areas are conveyed to the intending purchasers and handing over the entire complex to the Association of Apartment Owners and the same is registered and starts functioning; AND that in case of death of the executant, all the legal heirs and successors of the deceased executant shall be bound by the terms and conditions of the Development Agreement in connection to this Power of Attorney and as such may execute and register separate Power of Attorney giving identical powers and authority to the present Attorneys to fulfill the terms and conditions contained in the Development Agreement as per desire and intention of their predecessor-in-interest / deceased executant.

Be it mentioned hereto that this General Power of attorney in relation to the aforesaid registered Development agreement executed by me and the said Developers/Builders on ...28<sup>th</sup> day of July....., 2022 shall be read and interpreted analogously considering both the documents a single document and transaction for it's legal interpretation.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

(The "Said Land"/"Demised Land" Owned by the Owner/First Party herein)

**ALL THAT** piece or parcel of "Sali" Land total admeasuring area about **11 (Eleven) Cottahs** be the same a little more or less comprised in part of R.S/L.R. Dag No. 288, togetherwith common easement rights on and over the Common Passages and all others rights, appurtenances and benefits connected thereto, lying and situated at Mauza Sulanguri, Police Station: New Town formerly Rajarhat, J.L. No. 22, Touji No. 178, R.S. No. 196, under and Part of R.S. Khatian No. 102 corresponding to L.R. Khatian Nos. 1811, 1821, 1194 & 1195 within the ambit of B.L & L.R.O Rajarhat, under Jyangra Hatiyara Gram Panchyet-II, Sub-Ragistration Office: Additional District Sub-Registrar Rajarhat, New Town, formerly A.D.S.R. Bidhannagar (Salt Lake City), District: North 24 Pargans. The said Land is butted and bounded as follows:

- ON THE NORTH : By Part of land in L.R. Dag No. 288;
- ON THE SOUTH : By Part of land in L.R. Dag No. 288;
- ON THE EAST : By land in L.R. Dag No. 287;
- ON THE WEST : By Part of land in L.R. Dag No. 288;



8

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
28 MAY 2023



IN WITNESSES WHEREOF we the abovenamed PRINCIPALS in participation of the abovenamed ATTORNEY have executed these presents on this the 28<sup>th</sup> day of May 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- 700009

✓ 1. স্মিত সিংহ

2. S. Raj.  
100/10 B/1/1  
P.O. - 700001

✓ 2. selima bibi

LANDOWNERS

YELLOW SAND REAL ESTATE LLP

 Partner

ATTORNEY

Read over & explained  
Drafted by:  
as per declaration in  
document, by the parties.  
K. C. Karmakar  
Advocate  
High Court, Calcutta  
WB/8671/83.



8  
ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

28 MAY 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
					
	 				
RIGHT HAND					
Thumb		Fore	Middle	Ring	Little
					
 					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					



8

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
28 MAY 2029



## Major Information of the Deed



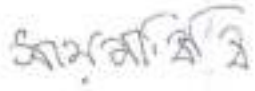
Deed No :	I-1902-05868/2022	Date of Registration	28/05/2022
Query No / Year	1902-8001586456/2022	Office where deed is registered	
Query Date	28/05/2022 12:28:46 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANJAY GUPTA AD 169,SALT LAKE CITY,Thana : Bidhannagar, District : 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. 49,00,500/-		
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]:- 190205859/2022		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code : 700159

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-288	LR-1194	Bastu	Shali	5.5 Katha		24,50,250/-	Project Name:
L2	LR-288	LR-1195	Bastu	Shali	5.5 Katha		24,50,250/-	Project Name:
		<b>TOTAL :</b>			<b>18.15Dec</b>	<b>0 /-</b>	<b>49,00,500 /-</b>	
	<b>Grand Total :</b>				<b>18.15Dec</b>	<b>0 /-</b>	<b>49,00,500 /-</b>	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>SAYMA BIBI</b> Wife of MD Anisur Rahaman Executed by: Self, Date of Execution: 28/05/2022 , Admitted by: Self, Date of Admission: 28/05/2022 ,Place : Office			
		28/05/2022	LTI 28/05/2022	28/05/2022



Ghuni, Laskar Para, Hatiara, City:- , P.O:- Ghuni, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx3p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/05/2022 , Admitted by: Self, Date of Admission: 28/05/2022 ,Place : Office










2	Name	Photo	Finger Print	Signature
	<b>SELIMA BIBI</b> Wife of Karamal Haque Executed by: Self, Date of Execution: 28/05/2022 , Admitted by: Self, Date of Admission: 28/05/2022 ,Place : Office			
		28/05/2022	LTI 28/05/2022	28/05/2022

Ghuni, Hatiara, City:- , P.O:- Ghuni, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: bhxxxxxx6j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/05/2022 , Admitted by: Self, Date of Admission: 28/05/2022 ,Place : Office

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>YELLOW SAND REALESTATE LLP</b> 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 :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td><b>Mr SANJAY GUPTA (Presentant)</b> Son of Mr Gopal Prasad Gupta Date of Execution - 28/05/2022, , Admitted by: Self, Date of Admission: 28/05/2022, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>May 28 2022 1:20PM</td> <td>LTI 28/05/2022</td> <td>28/05/2022</td> </tr> </tbody> </table> <p>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 of : YELLOW SAND REALESTATE LLP (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr SANJAY GUPTA (Presentant)</b> Son of Mr Gopal Prasad Gupta Date of Execution - 28/05/2022, , Admitted by: Self, Date of Admission: 28/05/2022, Place of Admission of Execution: Office					May 28 2022 1:20PM	LTI 28/05/2022	28/05/2022
Name	Photo	Finger Print	Signature										
<b>Mr SANJAY GUPTA (Presentant)</b> Son of Mr Gopal Prasad Gupta Date of Execution - 28/05/2022, , Admitted by: Self, Date of Admission: 28/05/2022, Place of Admission of Execution: Office													
	May 28 2022 1:20PM	LTI 28/05/2022	28/05/2022										





**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUMIT SINHA</b> Son of Late SANDIP SINHA 171/B,APC ROAD, City:- Not Specified, P.O:- SHYAMBAZAR, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004			Sumit Sinha
	28/05/2022	28/05/2022	28/05/2022

Identifier Of SAYMA BIBI, SELIMA BIBI, Mr SANJAY GUPTA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SAYMA BIBI	YELLOW SAND REALESTATE LLP-4.5375 Dec
2	SELIMA BIBI	YELLOW SAND REALESTATE LLP-4.5375 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	SAYMA BIBI	YELLOW SAND REALESTATE LLP-4.5375 Dec
2	SELIMA BIBI	YELLOW SAND REALESTATE LLP-4.5375 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code 700159

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 288, LR Khatian No:- 1194	Owner:সায়মা বিবি, Gurdian:আবিসুর রহমান, Address:ঘুনী, Classification:শাদি, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 288, LR Khatian No:- 1195	Owner:সেলিমা বিবি, Gurdian:করমল হক, Address:ঘুনী, Classification:শাদি, Area:0.10000000 Acre,	Owner Name not selected by applicant.



On 28-05-2022

**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 12:37 hrs on 28-05-2022, 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 49,00,500/-

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

Execution is admitted on 28/05/2022 by 1. SAYMA BIBI, Wife of MD Anisur Rahaman, Ghuni, Laskar Para, Hatiara, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by Profession Business, 2. SELIMA BIBI, Wife of Karamai Haque, Ghuni, Hatiara, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by Profession Business

Indetified by Mr SUMIT SINHA, , Son of Late SANDIP SINHA, 171/B,APC ROAD, P.O: SHYAMBAZAR, Thana: Shyampukur, , 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 28-05-2022 by Mr SANJAY GUPTA, Partner, YELLOWSAND REALESTATE LLP, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Indetified by Mr SUMIT SINHA, , Son of Late SANDIP SINHA, 171/B,APC ROAD, P.O: SHYAMBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Private 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 3693, Amount: Rs.100/-, Date of Purchase: 25/05/2022, Vendor name: M Dutta

*Handwritten signature*

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

Vertical stamp text on the right margin including "NAT", "48", "DUTTA", "PAGE", "17A", "PAGE", "PAGE".





आयकर विभाग  
INCOME TAX DEPARTMENT  
SAYMA BIBI  
ANISUR RAHAMAN  
06/05/1985  
Permanent Account Number  
BH2PB6853P  
सायमा बिबी  
Signature



भारत सरकार  
GOVT. OF INDIA



भारत सरकार  
GOVERNMENT OF INDIA



Sayma Bibi  
Date of Birth/DOB: 06/05/1985  
Female/FEMALE



4714 5133 0225  
Vid. No. BH2PB6853P

मेरा आधार, मेरी पहचान

✓ सायमा बिबी

✓



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SELIMA BIBI

NONJHAN ALI SAPUI

07/01/1978

Professional Account Number

BHZPB7666J

Selima Bibi



सर्वोच्च न्यायालय  
Supreme Court of India

जुद्धा बिबी  
JUDHA BIBI  
PROSECUTOR GENERAL  
INDIA

9102 5649 2837



✓ Selima bibi

✓



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

भारतीय आयकर संख्या कार्ड  
Permanent Account Number Card

AACFY2854N



एन.एस.डी.  
YELLOWSAND REALTY LLP

आयकर विभाग  
Income Tax Department  
1100026





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

संघीय सेवा संख्या Card  
Permanent Account Number Card

ADRPG8327Q

नाम / Name  
SANJAY GUPTA

पिता का नाम / Father's Name  
GOPAL PRASAD GUPTA

जन्म तिथि / Date of Birth  
12/01/1973

संघीय सेवा संख्या  
Permanent Account Number



आयकर विभाग / Income Tax Department  
संघीय सेवा संख्या / Permanent Account Number Card  
संघीय सेवा संख्या / Permanent Account Number Card  
संघीय सेवा संख्या / Permanent Account Number Card  
संघीय सेवा संख्या / Permanent Account Number Card

If this card is lost, someone's lost card is found, please inform, return to:  
Income Tax PAN Services Unit, ITO, 1A, Tower, Market Street, Plot No. 741, Survey No. 8078, Model Colony, New City, Bangalore, Karnataka - 560074.

Tel: 91-20-2712 8998, Fax: 91-20-2712 8991  
e-mail: itnsd@india.gov.in

भारत सरकार  
GOVERNMENT OF INDIA

नाम / Name  
Sanjay Gupta

जन्म तिथि / DOB: 12/01/1973

लिंग / GENDER: MALE

7089 5093 7284

VID: 9195 9465 8480 0767

मेरा आधाार, मेरी पहचान  
MERA AADHAAR, MERI PEHCHAN




भारत सरकार  
GOVERNMENT OF INDIA

नाम / Name  
Sanjay Gupta

जन्म तिथि / DOB: 12/01/1973

लिंग / GENDER: MALE

7089 5093 7284

VID: 9195 9465 8480 0767

मेरा आधाार, मेरी पहचान  
MERA AADHAAR, MERI PEHCHAN




*Handwritten signature in blue ink*





भारत सरकार  
Government of India

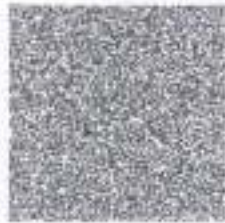
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0647/00025/85102

Download Date: 18/07/2021

To  
Sumit Sinha  
171/B  
ACHARYA PRAFULLA CHANDRA ROAD  
Shyambazar Mal S.O  
Kolkata West Bengal - 700004  
7439501594

Issue Date: 18/07/2021



आपका आधार क्रमांक / Your Aadhaar No. :

**8321 1432 1920**

VID : 9195 6356 5843 4275

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 18/07/2021



Sumit Sinha  
Date of Birth/DOB: 21/06/1982  
Male/ MALE

Issue Date: 18/07/2021

**8321 1432 1920**

VID : 9195 6356 5843 4275

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
171/B, ACHARYA PRAFULLA CHANDRA  
ROAD, Shyambazar Mal S.O, Kolkata,  
West Bengal - 700004



**8321 1432 1920**

VID : 9195 6356 5843 4275

1847 | help@uidai.gov.in | www.uidai.gov.in

Sumit Sinha







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 240720 to 240739  
being No 190205868 for the year 2022.



Digitally signed by SATYAJIT BISWAS  
Date: 2022.06.14 15:39:16 -07:00  
Reason: Digital Signing of Deed.

*Signature*

(Satyajit Biswas) 2022/06/14 03:39:16 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)

---