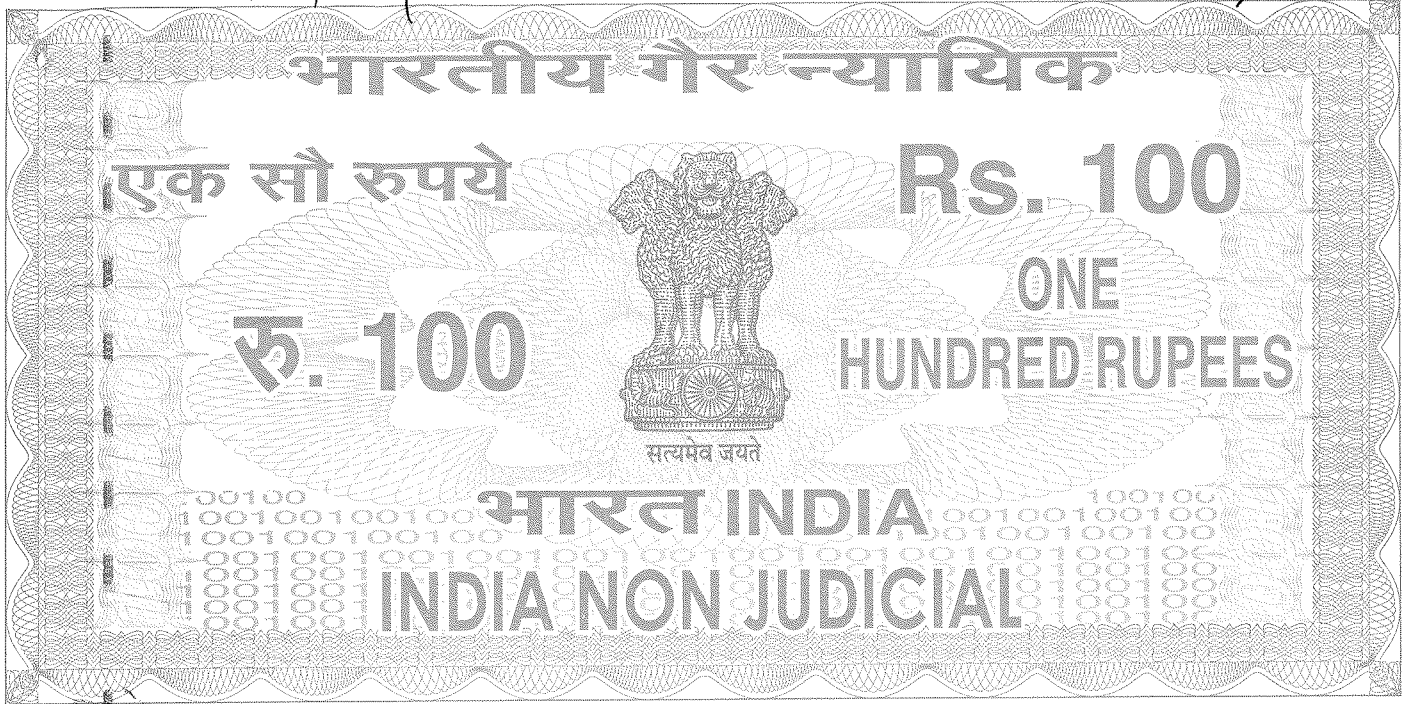


18797/25

I-18279/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AY 245773

22/09/25
Q-2/2682203/25

certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

SUPPLEMENTARY AGREEMENT District Sub-Register-III
Alipora, South 24-parganas

22-09-25
September

THIS SUPPLEMENTARY AGREEMENT made on 2nd day of September 2025 BETWEEN, 1) SASWATI MUKHERJEE wife of Late Tapash Mukherjee (having Pan No. AANPM9025G, Aadhar No. 8401 1718 4048, Mobile No. 9830041986) residing at Kolkata, 11/11A, Eastend Garden, Block -P, Flat No. 1A, May Fair Road, Ballygunge, Kolkata 700019, in the State of West Bengal.

017917

Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

19 SEP 2025

19 SEP 2025

Amadri Guha.
220, P.A. Shah Rd.
Kolkata

01791

[Signature]

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
22 SEP 2025

Uttam Ray
S/o Late A.M. Ray
of P-33 Green Park
Bachra n-34

2) **PRERONA MUKHERJEE** daughter of Late Tapash Mukherjee ,(having Pan No. **AKDPM4264H and Passport No. S9891714**), wife of Subho Sanjoy Chatterjee, presently residing at 111 Chestnut Street, Unit 403,CA 94111,San Francisco ,United States ,having residential address in Kolkata 11/11A,Eastend Garden, Block -P, Flat No.1A,May Fair Road, Ballygunge, Kolkata 700019,in the State of West Bengal , represented by her Mother Saswati Mukherjee as constituted attorney duly appointed by General Power of Attorney executed and authenticate by the Notary Public California on 6/7/2024 and after arrival of the said Document the same was duly stamped by the Collector of Calcutta on 29 th July 2024.

3) **PROCHETA MUKHERJEE OLSON** daughter of Late Tapash Mukherjee ,(having Pan No.**BRXPM2285G,Passport No.579525310**) wife of Dane Olson, presently residing at 6 Amherst Road, Loverett, MA 01054,USA, having residential address in Kolkata 11/11A,Eastend Garden, Block -P, Flat No.1A,May Fair Road, Ballygunge, Kolkata 700019,in the State of West Bengal, represented by her Mother Saswati Mukherjee as constituted attorney duly appointed by General Power of Attorney executed and authenticate by the Notary Public Massachusetts on 5/6/2024 and after arrival of the said Document the same was duly stamped by the Collector of Calcutta on 29 th July 2024, hereinafter called “the **LAND OWNERS** ” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, And legal representatives) of the **ONE PART AND HIMADRI GUHA** (having PAN NO **AGEPG9058Q,AADHAR NO 8426 0239 5988**,Mobile No.**9831035154**) son of Late Debabrata Guha, By Faith Hindu, By ~~Nationality~~



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.C.S. ALIPORE
22 SEP 2025

Indian, By Occupation Business residing at 220 Prince Anwar Shah Road, Under Post Office Lake, Police station Lake, Pin code 700045 ,in the District South Parganas ,**Proprietor of MITRA GUHA ASSOCIATES** having its permanent certificate of enlistment number 000104006594 dated 6 th December 2015 having its registered office at 10,Amita Ghosh Road, Kolkata -700029,under Post Office Ballygunage, within Police Station Ballyguange and having another place of business at 7B,Kiran Sankar Roy Road ,Post Office Hare Street and Police Station Hare Street ,Kolkata 700001 hereinafter called and referred as **the DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS

1.The 1st Party herself and 2nd party and 3rd Party duly represented by their constituted attorney being the mother herein, for construction of building/s consisting of several Units/Flats with Car Parking Spaces, Shops thereon on the said Holding particularly mentioned in the **FIRST SCHEDULE** below ,were in search of a Developer and the Developer herein being sufficiently conversant with adequate financial strength approached the owners for making construction of the building/s at his own cost and expenses as per the Plan to be sanctioned by the present Rajpur Sonarpur Municipality and in such a manner as to serve the purpose of the owners in terms of their requirements Upon the terms and conditions mentioned in the Development Agreement with Power of Attorney duly executed and registered on 31st July



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
22 SEP 2025

2024 at the office of DSR -III Alipore ,South 24 Parganas, in respect of the Holding mentioned below.

HOLDING CONTAINING AN AREA OF LAND

Total residential **Land measuring 63.69 Decimal** equivalent to **38 Kottah 8 chittak and 23 Sqft more or less** comprised in Rs Dag Nos 2171 and 2170 corresponding to LR Dag nos. 2272, 2273 of RS Khatian nos.1288,365,364 &1393 corresponding to LR Khatian Nos 5998,1674,1046 at Mouza Kusumba, in the District South 24 Parganas and after assessment which was numbered as Holding No. 2459 ,street name Teghari under ward No 8,having property address 2459 Kusumba, Rajpur Sonarpur Municipality, under Police Station Sonarpur, Post Office Sonaupur, Pin code 700150, ADSRO Sonarpur in the District south 24 Parganas. The Following land is butted and bounded as follows:

By On The North: R.S Dag No.2121.

By On The East: Mouza Teghari.

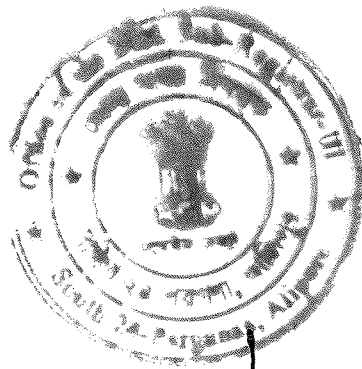
By On The West: Municipal Road.

By On The South: R.S Dag No.2170(P), R.S Dag No 2171(P)

And R.S Dag No. 2172.

2.AND WHEREAS

The said Development Agreement with General Power of Attorney was recorded at the office of DSR III Alipore, on 31st July 2024 recording the particulars in Book No.I Volume No. 1603-2024, pages 333490 to 333545 being No. 160312772 for the Year 2024.In the said Development Agreement following allocations were duly approved and accepted by the parties .As per Development Agreement the share



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
22 SEP 2025

of both parties in the constructed area was specifically mentioned in page No. 14 & 15 of the Registered Development Agreement as follows:-

OWNERS ALLOCATION-

The owners will get in total 15 % (Fifteen percent) share in the carpet area / super built up area of the newly constructed building/s with 15 % (Fifteen percent) share in the Car Parking spaces, together with undivided proportionate share in the land and common areas and facilities of the building which will be constructed as per the terms of the sanctioned Plan or modified sanctioned Plan as may be required for construction and with compliance of all the terms under RERA ACT 2016 in respect of Holding No2459 ,street name Teghari under ward No 8, having property address 2459 Kusumba under Rajpur Sonarpur Municipality, within Police Station Sonarpur, Post Office Sonarpur, Pin code 700150, Adsro-Sonarpur, in the District south 24 Parganas .

DEVELOPERS ALLOCATION-

The Developer's will get **85% (Eighty Five Percent)** share in the carpet area/super built up area of the newly constructed building/s with **85% (Eighty Five Percent)** share in the Car Parking spaces together with undivided proportionate share in the land and common areas and facilities of the building which will be constructed as per the terms of the sanctioned Plan. with compliance of all the terms conditions specifically stipulated under **RERA ACT 2016** in respect of **land comprised in Municipal Holding No** No 2459 ,street name Teghari under ward No 8, having property address 2459 Kusumba, under



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
22 SEP 2025

Rajpur Sonarpur Municipality, within Police Station Sonarpur, Post Office Sonarpur, Pin code 700150, Adro Sonarpur in the District south 24 Parganas.

3.AND WHEREAS:

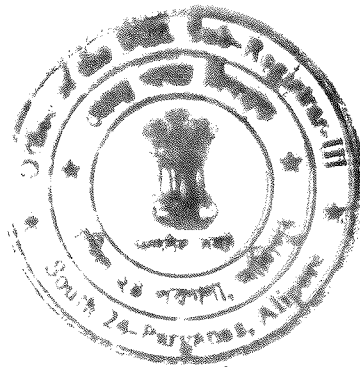
By the said Development Agreement on 31st July 2024 registered at the office of DSR III Alipore recorded in Book No. I Volume No. 1603-224, pages 333490 to 333545 as being No. 160312772 for the Year 2024 the Land owners assigned the developments rights in favour of the Developer in respect of the property mentioned herein upon the terms and conditions as mentioned in the said Development Agreement.

4.AND WHEREAS

Subsequently in pursuance of the mutual negotiations between the parties herein and as per the original offer and terms recorded in the said Development Agreement in lieu of modification, the Developer has offered and the Land owners have agreed to accept the following allocations mentioned in the Second Schedule below without any further consideration.

5.AND WHEREAS

As per the Development Agreement dated 31/7/2024 in Page No 14 it was specifically mentioned that the Developer shall handover to the land owners 15 % of the constructed area to be constructed by the Developer as per the Plan to be Sanctioned by the Rajpur Sonarpur Municipality out of the total constructed area as land owners allocation at free of cost, except the advance money paid in the Development Agreement within a period of 48 Months from the date of Sanctioned Plan which was specifically mentioned in the page No.18 under the Heading ARTICLE -II Commencement and also in page No 25 of the said Development Agreement.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
22 SEP 2025

6.AND WHEREAS:

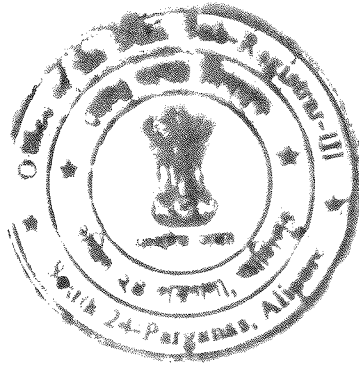
The Developer on the basis of Development Agreement and Power of Attorney conferred upon the Developer in the said Development Agreement the Developer has obtained AIN NO SWS-OBPAS/2207/2025/2541 from the Rajpur Sonarpur Municipality and on the basis of the same presently decided to demarcate the land owners allocation as mentioned in the **SECOND SCHEDULE** hereinafter mentioned below.

7.AND WHEREAS

The Land owners simultaneously with the execution of the Development Agreement dated 31 st July 2024 handed over peaceful vacant possession of the said land to the Developer for completion of the project and as per the Power of Attorney conferred upon the Developer, the Developer at his own cost & expenses has already obtained the permission from the concerned Authority , necessary to carry out the construction work.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AND IT IS FURTHER AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) The parties hereto agreed that the recitals recorded in these presents shall form an integral part of the Development Agreement as if the same are set out in the body of the said Development Agreement and the parties hereto shall be deemed to have recorded, repeated and confirmed the recitals recorded herein above.
- 2) The Parties agreed and confirm that that the Development Agreement dated 31 st July 2024 with General Power of Attorney as mentioned therein which was duly stamped and registered at the 31st July 2024 registered at the office of DSR III Alipore, South recorded in Book No. I Volume No. 1603-2024, pages 333490 to



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.C.S. ALIPORE
22 SEP 2025

333545 as being No. 160312772 for the Year 2024 are valid and subsisting and shall be forming part of present Deed save and except the following terms .

3) in pursuance of the mutual negotiations between the parties herein and as per the original offer and terms recorded in the said Development Agreement in lieu of modification the Developer has offered and the Land owners have agreed to accept the following terms and conditions:

A.As per the Development Agreement dated 31st July 2025 in Page No 14 it was specifically mentioned that the Developer shall handover to the land owners 15 % of the constructed area to be constructed by the Developer as per the Plan to be Sanctioned by the Rajpur Sonarpur Municipality out of the total constructed area, as land owners allocation at free of cost within a period of 48 Months from the date of Sanctioned Plan which was specifically mentioned in the page No.18 under the Heading ARTICLE -II Commencement and also in page No 25 of the said Development Agreement.

B. The Land owners hereby confirm that the Developer shall have the right to create mortgage in respect of his 85% share in favour of Bank or Financial Institution as Developer's allocation in the constructed area without any further permission from the land owners. The Building to be constructed on the land mentioned below shall be known as **"TAPASH GREEN"**.

C. The Land owner's further declare that they are sufficiently entitled to the property mentioned below and declare that the said property is free from all encumbrances charges, lease and lease pendency's and in event any claims on the



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
22 SEP 2025

said property are received the land owners shall clear at their own cost expenses and efforts and hereby indemnifies the Developer's from the same.

D. The stamp duty, registration fee and all other charges shall be borne by the Developer herein for registration of this Supplementary Agreement.

E. The land owners hereby agreed with the Developer that after allocation of the flats mentioned herein below the land owners shall not raise any objection in future regarding such allocation and they have signed this agreement without being influenced by any body.

F. Both the parties hereby declare that the total area of land measuring 63.69 sqft equivalent to 38 Kottahs 8 chittak and 23 Sqft more or less and the word equivalent was not typed after the word 63.69 Decimal in the Schedule of the Power of Attorney, which hereby rectified.

G. The land owners hereby confirm that if the Developer for availing financial assistance from any Bank or Financial Institution wants to create Mortgage in respect of his allocation in that event the land owners shall have no objection and the same shall be obtained without any further permission from the Land owners herein. The Land owners also agreed that if any further Power of Attorney is required in future in favour of the Developer in that event they shall execute the same for facilitating the development, dealing with the Bank or financial Institution for creation of Mortgage and also for sale of the property relating to Developer's allocation

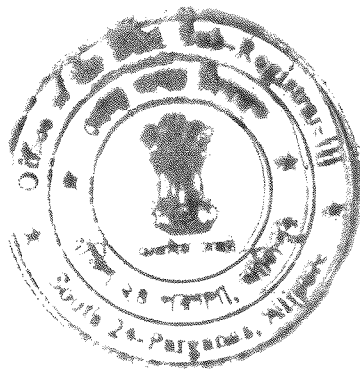


DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

22 SEP 2025

H.The Developer is entitled to the transferable Development rights or any other rights that may be granted by appropriate Authority in accordance of Indian Green Building Certificate and in that event the owners shall have no right to demand or claim any excess share in the additional area. All such cost and expenses for the Certificate mentioned above shall be borne by the Developer and the same shall be adjusted from the consideration which would be obtained from the Purchaser/s for sale of such additional Flats/Units by the Developer. The Land owners share is restricted to 15% as specifically mentioned in this Supplementary Agreement. It is further agreed by and between the Parties that for such certificate if the valuation of the property increased in that event the Developer also shall not demand any excess money from the land owners for such financial benefit of the land owners. The Developer reserves the right of modification and or alteration in the Sanctioned Plan as per the requirement of the Concerned Authority in that event the land owners shall not raise any objection to such modification. The Land owners 15 % of share in the constructed area is their absolute allocation as mentioned below. Save and except of such 15% of share mentioned herein the land owners shall have no right to claim any further of additional area in the said Project.

I. This Supplementary agreement may be modified or amended only by a writing document duly executed by and between the parties as and when the same will be required for the construction and completion of the project.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
22 SEP 2025

FIRST SCHEDULE ABOVE REFERRED TO

All that plot of Bastu **Land measuring 63.69 Decimal** equivalent to **38 Kottah 8 chittak and 23 Sqft** more or less comprised in Rs Dag Nos 2171 and 2170 corresponding to LR Dag Nos. 2272, 2273 of RS Khatian Nos. 1288, 365, 364 & 1393 corresponding to LR Khatian Nos 5998, 1674, 1046 at Mouza Kusumba, J.L No. 50, Revenue Survey No. 138, Touzi No. 249, Holding being No 2459, Street name Teghari under ward No 8, having property address 2459 Kusumba under Rajpur Sonarpur Municipality, within Police Station Sonarpur, Post Office Sonarpur, Pin code 700150, Adrs Sonarpur in the District south 24 Parganas.

The Following land is butted and bounded as follows:

By On The North: R.S Dag No. 2121.

By On The East: Mouza Teghari.

By On The West: Municipal Road.

By On The South: R.S Dag No. 2170(P), R.S Dag No 2171(P)
And R.S Dag No. 2172

**SECOND SCHEDULE ABOVE REFERRED TO:
LAND OWNERS ALLOCATION**

Floor	Flat Mark	Built up Area	Car Parking Mark
1st	A	856.07 Sqft	65
1st	B	811.84 Sqft	66
1st	C	704.35 Sqft	06
1st	D	853.72 sqft	07
1st	G	694.72 sqft	22
1st	H	723.18 sqft	23
1st	I	641.64 sqft	26
1st	J	871.90 sqft	27
2nd	C	704.35 sqft	21
2nd	G	694.72 sqft	20



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
22 SEP 2025

IN WITNESS WHEREOF the **PARTIES** hereto have put their respective signatures of the day, month and year first above written.

SIGNED AND DELIVERED by the **FIRST PARTY/OWNERS** above named in the presence of:

- 1. *Soumya Thakur*
7B, K.S. Roy Road,
Kolkata - 700001

Swati Mukherjee
For self and As Constituted
Attorney Of Prerona Mukherjee
And Procheta Mukherjee Olson

- 2. *Uttam Ray*

SIGNED AND DELIVERED by the **SECOND PARTY/DEVELOPER** above named in the presence of:

- 1. *Soumya Thakur*
7B, K.S. Roy Road,
Kolkata - 700001

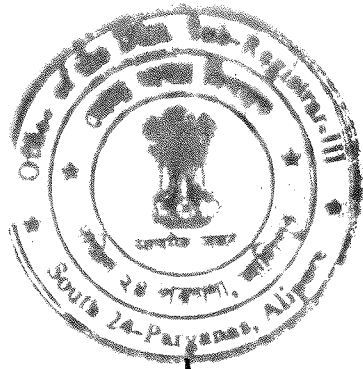
For Mitra Guha Associates

Himadri Chakraborty
 Proprietor

- 2. *Uttam Ray*












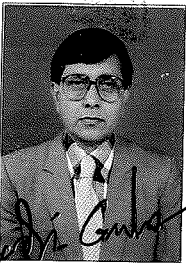










Drafted as instructed by the parties.

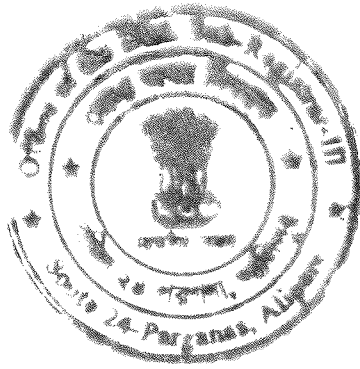
Xipika Ghosh
 Adv. High Court Calcutta
 Enrolment no. WB/686/2000



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S. ALIPORE
22 SEP 2025












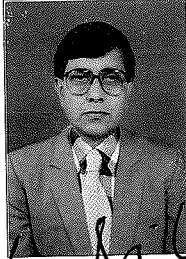










SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Trish ...</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	<i>Harold ...</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
<p align="center">PHOTO</p>						
		Little Ring Middle Fore Thumb				
		(Left Hand)				
		Thumb Fore Middle Ring Little				
		(Right Hand)				



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
22 SEP 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>[Handwritten signature]</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	<i>[Handwritten signature]</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
<p align="center">PHOTO</p>						
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		(Left Hand)				
		Thumb Fore Middle Ring Little				
		(Right Hand)				

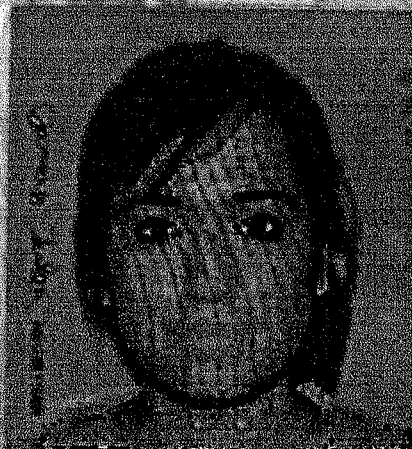


DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
22 SEP 2025

MASSACHUSETTS

DRIVER'S LICENSE

NOT FOR FEDERAL ID



ISS 03/08/2020

EXP 03/09/2025

CLASS D 12 REST B

NUMBER S12285541

DOB 03/09/1985

END NONE

1 OLSON
2 PROCHETA M
3
4 HULST RD
BSMT
AMHERST, MA 01002-3523

Michelle Procheta Olson

10 EYES BRO
15 SEX F 16 HGT 5'-07"
5 DO 03/10/2020 Rev 02/22/2016

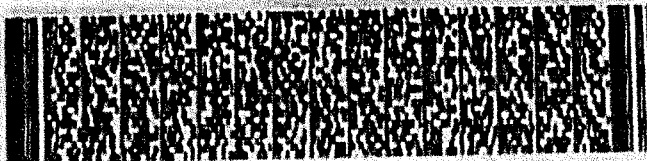
03/09/85



Z0065122
855410001

www.mass.gov/rmv
MA 02/22/2016

03/09/1985
CLASS -
D: Small vehicle less than
26,001 lbs, except school
bus.



ENDORSEMENTS -
NONE

RESTRICTIONS -
B: Corrective Lenses

CHANGE OF ADDRESS: PRINT BELOW. PERMANENT INK



954074013387519

22006257

02/07/2009

EDINBURGH

PIN: 700029, WEST BENGAL, INDIA

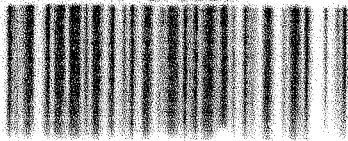
KOLKATA, KOLKATA

520 MINUSTAN PARK

SUBHO SANJAY CHATTERJEE

SASWATI MUKHERJEE

TARASH MUKHERJEE



Major Information of the Deed

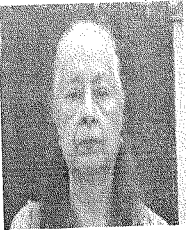


Deed No :	I-1603-18279/2025	Date of Registration	22/09/2025
Query No / Year	1603-2002682203/2025	Office where deed is registered	
Query Date	21/09/2025 11:51:53 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Uttam Roy Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9330202154, Status :Deed Writer		
Transaction	Additional Transaction		
[0902] Declaration, Agreement relating to Immovable Property			
Set Forth value	Market Value		
	Rs. 3,85,31,970/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:5(e))	Rs. 232/- (Article:E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Teghari Mission Pally, Mouza: Kusumba, , Ward No: 008 JI No: 50, Pin Code : 700150




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2272 (RS :-)	LR-5998	Bastu	Shali	38 Katha 8 Chatak 23 Sq Ft	3,85,31,970/-	Property is on Road
Grand Total :					63.5777Dec	0 /-	385,31,970 /-

Executant Details :



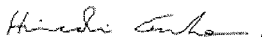
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SASWATI MUKHERJEE Wife of Late TAPASH MUKHERJEE Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office	 22/09/2025	 Captured LTI 22/09/2025	 22/09/2025
11/11A, EASTEND GARDEN, BLOCK - P, Flat NO. 1A, MAY FAIR ROAD, City:- Kolkata, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AAxxxxxx5G, Aadhaar No: 84xxxxxxxx4048, Status :Individual, Executed by: Self, Date of Execution: 22/09/2025 , Admitted by: Self, Date of Admission: 22/09/2025 ,Place : Office				

2	PRERONA MUKHERJEE Son of Late TAPASH MUKHERJEE 111 CHESTNUT STREET, UNIT 403, CA 94111, SAN FRANCISCO, City:- , P.O:- USA, United States, PIN:- 94111 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: United States Date of Birth:XX-XX-1XX5 , PAN No.:: akxxxxx4h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	PROCHETA MUKHERJEE OLSON Daughter of Late TAPASH MUKHERJEE 6 AMHERST ROAD, LOVERETT, MA 01054, City:- Not Specified, P.O:- USA, United States, PIN:- 01054 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: United States Date of Birth:XX-XX-1XX5 , PAN No.:: BRxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	MITRA GUHA ASSOCIATES 10, AMITA GHOSH ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Bulgyunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SASWATI MUKHERJEE Wife of Late TAPASH MUKHERJEE Date of Execution - 22/09/2025, , Admitted by: Self, Date of Admission: 22/09/2025, Place of Admission of Execution: Office	 <small>Sep 22 2025 11:04AM</small>	 Captured <small>LTI 22/09/2025</small>	 <small>22/09/2025</small>
11/11A, EASTEND GARDEN, BLOCK-P, FALT NO. 1A, MAY FAIR ROAD, City:- Kolkata, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AAxxxxx5G, Aadhaar No: 84xxxxxxx4048 Status : Attorney, Attorney of : PRERONA MUKHERJEE, PROCHETA MUKHERJEE OLSON				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	HIMADRI GUHA (Presentant) Son of Late DEBABRATA GUHA Date of Execution - 22/09/2025, , Admitted by: Self, Date of Admission: 22/09/2025, Place of Admission of Execution: Office	 <small>Sep 22 2025 11:05AM</small>	 Captured <small>LTI 22/09/2025</small>	 <small>22/09/2025</small>
10, AMITA GHOSH ROAD, City:- Kolkata, P.O:- SARAT BOSE ROAD, P.S:-Bulgyunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AGxxxxx8Q, Aadhaar No: 84xxxxxxx5988 Status : Representative, Representative of : MITRA GUHA ASSOCIATES (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
UTTAM ROY Son of Late A N ROY P-33, GREEN PARK, City:- Kolkata, P.O:- BEHALA, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700034		 Captured	
	22/09/2025	22/09/2025	22/09/2025
Identifier Of SASWATI MUKHERJEE, SASWATI MUKHERJEE, HIMADRI GUHA			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Teghari Mission Pally, Mouza: Kusumba, , Ward No: 008 JI No: 50, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2272, LR Khatian No:- 5998	Owner:প্রচৈতা মুখার্জী, Gurdian:তাপস , Address:লিজ , Classification:শালি, Area:0.02000000 Acre,	PROCHETA MUKHERJEE OLSON

Endorsement For Deed Number : I - 160318279 / 2025

On 22-09-2025

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 : 5 (e) of Indian Stamp Act 1899.

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

Presented for registration at 10:37 hrs on 22-09-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by HIMADRI GUHA ,.

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

Execution is admitted on 22/09/2025 by SASWATI MUKHERJEE, Wife of Late TAPASH MUKHERJEE, 11/11A, EASTEND GARDEN, BLOCK - P, Flat NO. 1A, MAY FAIR ROAD, P.O: BALLYGUNGE, Thana: Karaya, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others
Indetified by UTTAM ROY, , Son of Late A N ROY, P-33, GREEN PARK, P.O: BEHALA, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

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

Execution is admitted on 22-09-2025 by HIMADRI GUHA, PROPRIETOR, MITRA GUHA ASSOCIATES, 10, AMITA GHOSH ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by UTTAM ROY, , Son of Late A N ROY, P-33, GREEN PARK, P.O: BEHALA, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

Executed by Attorney

Execution by SASWATI MUKHERJEE, , Wife of Late TAPASH MUKHERJEE, 11/11A, EASTEND GARDEN, BLOCK-P, FALT NO. 1A, MAY FAIR ROAD, P.O: BALLYGUNGE, Thana: Karaya, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others as constituted attorney for 1. PRERONA MUKHERJEE 111 CHESTNUT STREET, UNIT 403, CA 94111, SAN FRANCISCO, P.O: USA, United States, PIN - 94111, 2. PROCHETA MUKHERJEE OLSON 6 AMHERST ROAD, LOVERETT, MA 01054, P.O: USA, United States, PIN - 01054 is admitted by him

Indetified by UTTAM ROY, , Son of Late A N ROY, P-33, GREEN PARK, P.O: BEHALA, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 232.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17917, Amount: Rs.100.00/-, Date of Purchase: 19/09/2025, Vendor name: S Chanda



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 491630 to 491652

being No 160318279 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.10.09 20:04:41 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 09/10/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.