

14053/24

I-18635/24

Q-2-3270488/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 970345

30/12/24

Certified that the document is authentic
is registration. The Signature Sheet and
endorsement Sheet Attached to the
document are the part of the document.

Additional District Sub-Registrar
Chandernagore, Chandernagore, 24, P.O. Chandernagore

30 DEC 2024

SUPPLEMENTARY DEVELOPMENT

AGREEMENT CUM

SUPPLEMENTARY DEVELOPMENT POWER OF

ATTORNEY

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT CUM

SUPPLEMENTARY DEVELOPMENT POWER OF ATTORNEY

is made on this 30th Day of December 'Two Thousand
Twenty Four (2024)

219208

11 DEC 2024

S.L. No.....Sold To.....

Rs.....Addrs.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR

11A, Mirza Galib Street, Kol-87

Issue Date.....Sign.....

11 DEC 2024



Sitangsu Dasgupta
Advocate
High Court, Calcutta



Dist. Sub-Registrar
Coimbatore, Dum Dum

30 DEC 2024

Sitangsu Dasgupta
Advocate (F/342/305/2013)
High Court Calcutta
Mob-9831225148

BETWEEN

DR JOYDEEP MITRA (PAN NO - APJPM9180M, AADHAAR NO - 6749 5417 6642), son of Late Bijoy Krishna Mitra, by occupation Medical Practitioner, by faith Hindu, by Nationality Indian, residing at Flat No 1F, 179A/1A, Manicktala Main Road. P.O. Kankurgachi. P.S. Manicktala. Kolkata - 700054, District - South 24 Parganas, hereinafter referred to and called as the **OWNER** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs/heiresses, representatives, administrators, executors, nominees and assign) of the **FIRST PART**

AND

MR SURAJ KUMAR GUPTA (PAN NO - CQCPG2563A, AADHAAR NO - 2424 4418 9469, MOBILE NO - 9874935101) son of Mr Ananda Kumar Gupta by faith Hindu, by occupation, Business, by Nationality Indian, residing at 47/25A Ramkrishna Ghosh Road, P.O. & P.S. Baranagar, Kolkata - 700050, District - North 24 Parganas, hereinafter referred to and called as the **DEVELOPER** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs/heiresses, representatives, administrators, executors, and assign) of the **SECOND PART**

WHEREAS a Deed of Partition was executed in the Office of Sub Registrar Cossipore Dum Dum and recorded in Book No 1, Volume No 110, Pages from 81 to 85, Being No 7306 for the year 1966 in connection with Premises No 8, Ramkrishna Ghosh Road, P.S. Cossipore, Kolkata - 700050, District - 24 Parganas for an area of land measuring about 3 Katha 3 Chatak (More or Less) with two storied building standing thereon between Sri Samarendra Krishna Mitra & Sri Bijoy Krishna Mitra as Party of the First Part and Sri Amal Krishna Mitra & Sri Harey Krishna Mitra as Party of the Second Part, all being sons of Late Satish Chandra Mitra. In this connection this may be mentioned here that in the said Partition Deed and copy writing to subsequent deeds total area of land has been wrongly mentioned as 3



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Head, District Sub-Registrar
Coimbatore, Dum Dum

30 DEC 2024

Katha 3 Chatak due to type mistake but the actual area of the land is 3 Katha 4.5 Chatak which has been correctly shown in the Partition Plan as well as in the Schedule of Property of Partition Deed in modification of actual area of land vide of Lot 'A' & Lot 'B' of the Premises as referred to above and thus rectified herewith.

AND WHEREAS as per terms of the said Deed of Partition as referred to above an area of land measuring about 1 Katha 10 Chatak (More or Less) of land with portion of two storied building on the Eastern portion of the Premises was allotted to the Party of the First Part vide Lot "A" of the Partition Plan.

AND WHEREAS as per terms of the said Deed of Partition as referred to above an area of Land measuring about 1 Katha 10.5 Chatak (More or Less) with portion of two storied building standing thereon on the Western portion of the Premises was allotted to the Party of the Second Part vide Lot "B" of the said Partition Plan.

AND WHEREAS Lot 'A' portion of the Premises has been subsequently renumbered as 8B, Ram Krishna Ghosh Road, P.S. Sinthee, under Ward No 002 of K.M.C. Kolkata - 700050 vide Assessee No 11-002-18-00776. Lot 'A' portion of the Premises was allotted in favour of Samarendra Krishna Mitra & Bijoy Krishna Mitra both being sons of Late Satish Chandra Mitra as per terms of Deed of Partition as referred to above. Said Satish Chandra Mitra expired on 03/01/1963 which is mentioned in the Partition Deed of 1966 at Page No 3 as referred to above. Wife of Late Satish Chandra Mitra predeceased him.

AND WHEREAS Samarendra Krishna Mitra died intestate leaving behind him surviving wife and daughters namely Smt Uma Mitra, Kumari Ashita Mitra, Kumari Amita Mitra and Smt Anita Das as his legal heirs in connection with his undivided 50% share of right, title and interest in the property and they have already mutated their names in the record of K.M.C. against Premises No 8B, Ramkrishna Ghose Road vide Assessee No 11-002-18-00776, Kolkata - 700050 along with Bijoy Krishna Mitra.



(Handwritten mark)

Registrar of Companies
Dum Dum, West Bengal

30 DEC 2024

AND WHEREAS said Bijoy Krishna Mitra died intestate on 15/11/1971 leaving behind him wife Mrs Priti Mitra and only son Dr Joydeep Mitra as his legal heiress/heir in connection with his 50% undivided right, title and interest in the property at Premises No 8B, Ram Krishna Ghosh Road, P.S. & P.O. Sinthee, under Ward No 002 of K.M.C. Kolkata - 700050 vide Assessee No 11-002-18-00776. Parents of Bijoy Krishna Mitra predeceased him long ago which is mentioned in the above paragraph.

AND WHEREAS said Mrs Priti Mitra and Dr Joydeep Mitra thus become the joint owners of undivided 50% owners of Premises No 8B, Ram Krishna Ghosh Road, P.S. Sinthee, under Ward No 002 of K.M.C. Kolkata - 700050 vide Assessee No 11-002-18-00776 in place of deceased Bijoy Krishna Mitra and duly mutated their names along with other co-owners of the premises .

AND WHEREAS said Mrs Priti Mitra and Dr Joydeep Mitra entered into Development Agreement cum Development Power of Attorney with the Developer Mr Suraj Kumar Gupta and the said Deed was executed in the Office of A.D.S.R. Cossipore Dum Dum and recorded in Book No 1, Being No 150605682 for the year 2023 in connection with undivided 50% of Premises No 8B, Ram Krishna Ghosh Road, P.S. Sinthee, under Ward No 002 of K.M.C. Kolkata - 700050 vide Assessee No 11-002-18-00776 as detailed in the Schedule of the said Premises.

AND WHEREAS by this time Smt Priti Mitra died intestate on 20/11/2024 leaving behind her only son Dr Joydeep Mitra as her legal heir in connection with undivided 50% of Premises No 8B, Ram Krishna Ghosh Road, P.S. Sinthee, under Ward No 002 of K.M.C. Kolkata - 700050 vide Assessee No 11-002-18-00776 as detailed in the Schedule of the said Premises.

AND WHEREAS said Dr Joydeep Mitra intend develop the said premises with the same Developer accepting all the previous terms and condition as contained in the above referred Development Agreement cum Development Power of Attorney vide Deed No 1-150605682 for the year 2023 which was executed in the Office of A.D.S.R. Cossipore Dum Dum.



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Joint District Sub-Registrar
Gosipore, Dum Dum

30 DEC 2024

AND WHEREAS under the present circumstances it has become necessary to execute Supplementary Development Agreement cum Development Power of Attorney accepting all previous terms and conditions including previous receipt of Rs 2, 00,000/- (Rupees Two Lakh) as detailed in the Memo of Consideration of previous Deed.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this Agreement, the Developer has agreed to develop the undivided 50% of Premises No 8B, Ram Krishna Ghosh Road, P.S. Sinthee, under Ward No 002 of K.M.C. Kolkata - 700050 vide Assessee No 11-002-18-00776 in consultation with other co-owners of the Premises, for construction of a Multistoried building on the said plot of land and it is hereby agreed to and declared by and between the parties hereto as per previous terms and conditions which will remain valid, unaltered and effective in the present Deed of Development Agreement cum Development Power of Attorney also.

ARTICLE NO 1: DEFINITIONS:

Unless the context or subject otherwise requires words or expressions contained in this agreement shall have the following meaning.

OWNER: Shall mean the owner Dr Joydeep Mitra as named above including his legal heirs/heiresses, legal representatives, successors, executors, administrators and assigns.

DEVELOPER/BUILDER: Shall mean the Developer Mr Suraj Kumar Gupta son of Mr Ananda Kumar Gupta named above and it includes his successors, heirs, executors, administrators, legal representatives and assigns.

THE SAID PROPERTY/PREMISES: Shall mean **ALL THAT** piece and parcel of Bastu land measuring about undivided area of 13 Chatak along with two storied cement flooring R.C.C. construction measuring about undivided area of 550 Square Feet in each floor (both Ground & First Floor) standing on it.



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Sd/- District Sub-Registrar
Coimbatore, Dum Dum

30 DEC 2024

THE NEW BUILDING: Shall mean and include the new proposed Multistoried building consisting of several self contained flats, Garage space, units and other structures to be constructed on the said property according to the Building Plan to be sanctioned by the Kolkata Municipal Corporation after demolition of existing structure.

SANCTIONED BUILDING PLAN: Shall mean and include the Building Plan to be sanctioned by Kolkata Municipal Corporation.

OWNERS' (FIRST PARTY) ALLOCATION/ CONSIDERATION:

Shall mean and include One self contained Flat in the Second Floor measuring about 500 Sft covered area(Including proportionate area of stair & Lift) and in addition to that the owners already received Rs 2,00,000/- (Two Lakh) as non refundable advance. No shifting charge or monthly rent will be given to the owner during construction period as they are living quite comfortably in a separate place.

In consideration of the above, the Developer having agreed to bear the cost of construction of the land owners' allocated portion as mentioned herein above, the landowners shall transfer to the Developer and/or their nominee /nominee's undivided proportionate share of land.

DEVELOPER'S ALLOCATION: Shall mean and include **ALL THAT** the balance portion of entire constructed area as per sanctioned Building Plan to be approved by K.M.C.

AND WHEREAS for the interest of timely completion of entire project work I do hereby nominate, appoint, constitute and authorize and empower **MR SURAJ KUMAR GUPTA (PAN NO - CQCPG2563A, AADHAAR NO - 2424 4418 9469, MOBILE NO - 9874935101)** son of Mr Ananda Kumar Gupta by faith Hindu, by occupation, Business, by Nationality Indian, residing at 47/25A Ramkrishna Ghosh Road, P.O. & P.S. Baranagar, Kolkata - 700050, District - North 24 Parganas for the following work.



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Mr. District Sub-Registrar
Coimbatore, Dum Dum

30 DEC 2024

1).To look after and manage and control and supervise and administrate the construction on my said property on my behalf and to take any steps in respect of the said property.

2).To sign execute and admit any documents, statements, papers, undertaking declaration etc as may be required for necessary permission for construction of the building on the said property from the Kolkata Municipal Corporation and other appropriate authorities.

3).To enter into agreement for sale/lease with prospective buyer or buyers on our behalf and to receive earnest money or part payments and full consideration money from the prospective buyers from Developer's share only. To execute Deed of Partition with other co-owners of the Premises after or before construction work for the purpose of Development work as well as to execute necessary Deed of Gift for the purpose of obtaining sanction to building plan. To receive from the intending purchasers any earnest money and/or advance and also the balance consideration money and to give good valid receipt and discharge for the same which will protect the right and interest of the purchasers in all respects without seeing the application of the money except the portion of the Land **Owners**.

4)To file and receive back any documents to deposit money against claim or receipt and to withdraw money from any Government office and the Kolkata Municipal Corporation.

5)To sign and execute all other deeds, instrument and assurances which shall consider necessary and to enter into and/or agree to such covenants/lease and condition as may be required for fully and effectually conveying the flats of the said property as I could do myself , if personally present.(Exclusively for Developer's Allocated portion only)

6)To present any such conveyance for registration or lease deed, Partition Deed and to admit execution and receipt of consideration before Additional District Sub Registrar and Registrar having authority for and to have the said conveyance registered according to the law and to do all acts, deed and



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Dist. Sub-Registrar
Coimbatore, Dum Dum

30 DEC 2024

things which my said Attorney shall consider necessary for conveying the said property to the said purchasers/lessee as fully and effectually in all respects as I could do myself , which will be restricted from Developer's Share only.

7) To represent me before the Kolkata Municipal Corporation and sign all necessary paper, Plan, addition, alteration and renovation plan & paper and submit before the Kolkata Municipal Corporation for construction of the building on the said property including making Gift to K.M.C. for the purpose of obtaining sanction to Building Plan.

8).To pay fees, obtain sanction and such other orders and permission from the authorities in our names as may be expedient for sanction, modification and /or alteration of any papers and documents as may be required by the competent authorities.

9) To apply and obtain the connection relating to electricity, water, sewerage, drainage, telephone or any other service which will be considered necessary to the said proposed newly constructed building and or connect or disconnect the same and for those purpose to sign execute and submit all papers, applications, documents before the concerned authorities and to do all other acts deeds and things as may be deemed fit and proper by the said attorneys.

10) To effect mutation of holding in the office of the collector and/or Kolkata Municipal Corporation and obtain any essential service and to all other acts and things.

11) To compromise suits, appeals or other legal proceedings in any court, tribunal authority whatsoever and sign and verify applications thereof for the said property even against other co-owners of the Premises for the interest of Development work following the terms of present Development Agreement.



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District Sub-Registrar
Coimbatore, Dum Dum

30 DEC 2024

12) To execute, carry into effect and perform all agreements and contracts entered into by us with any other persons as on my own act and deed as per terms and conditions of the Development Agreement.

13) To appoint any Mason, Engineer, Architect, Planner, Revenue Agent or any legal practitioner relating to my said property on behalf of me and construct a building on my said property and sell the same to anybody out of Developer's Share only as per terms of Development Agreement.

do hereby agree to ratify and confirm all and whatsoever other act which my said attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with construction and the sale of the said property (Developer's Share only) and under which by virtue of this deed notwithstanding no express power is given to the Attorney.

THE SCHEDULE 'A' REFERRED TO ABOVE

ALL THAT piece and parcel of undivided 50% area of Bastu land measuring about 13 Chatak out of total land area of 1 Katha 10 Chatak along with cement flooring 55 years old Two storied R.C.C. structure measuring about undivided area of 550 Sft in each floor (Ground & First) totaling 1100 Sft standing on it out of total constructed area of 1100 Sft in each floor (Ground & First Floor) totaling 2200 Sft against Premises No 8B Ramkrishna Ghosh Road P.S. & P.O. Sinthi, under Ward No -002 of K.M.C. Kolkata - 700050,(A/No : 11-002-18-00776) The Premises is butted and bounded as follows:-

- | | |
|---------------------|--|
| ON THE NORTH | : - Ramkrishna Ghosh Road |
| ON THE SOUTH | : Premises No 10A, Ramkrishna Ghosh Road |
| ON THE EAST: | : Premises No <u>6E/1B</u> Ramkrishna Ghosh Road |
| ON THE WEST | : Premises No 8A, Ramkrishna Ghosh Road. |

Surya Kumar Gupta



Handwritten signature

Dist. Sub-Registrar
Coimbatore, Dum Dum

30 DEC 2024

SCHEDULE 'B' OF THE PROPERTY/ALLOCATION OF FIRST PARTY**OWNER**

OWNER'S ALLOCATION: Shall mean and include one self contained flat in the Second Floor measuring about 500 Sft covered area(Including proportionate area of stair & Lift) and in addition to that a non refundable advance amount of Rs 2,00,000/- (Rupees Two Lakh) which is already received during the time of previous Development Agreement. No shifting charge or monthly rent will be given to the owner during construction period.

In consideration the Developer having agreed to bear the cost of construction of the land owner's allocated portion as mentioned herein above, the landowner shall transfer to the Developer and/or his nominee /nominee's undivided proportionate share of land. All other preconditions as per original Development Agreement as referred to above will remain valid, unaltered and effective as before.

SCHEDULE 'C' OF THE PROPERTY/ALLOCATION OF SECOND PARTY**DEVELOPER.**

DEVELOPER'S ALLOCATION: Shall mean and include **ALL THAT** the balance portion of total sanctioned area excluding the owners' allocation and if any additional construction is made with the approval of K.M.C. in that case Supplementary Development Agreement will be executed for allocation of both side share. All other preconditions as per original Development Agreement as referred to above will remain valid, unaltered and effective as before.



Handwritten signature

Andi, District Sub-Registrar
Cossipore, Dum Dum

30 DEC 2024

IN WITNESS WHEREOF the parties above hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED.

In the presence of

WITNESS:

1. Anand Kumar Gupta
S/o Late Rajan Nandan Prasad Gupta
47/25 A Ram Krishna Ghosh Road
Kolkata-50.
2. Sitangsu Dasgupta
Advocate




SIGNATURE OF OWNER
(FIRST PARTY.)

Suraj Kumar Gupta

SIGNATURE OF DEVELOPER
(SECOND PARTY)

Drafted By:-


Sitangsu Dasgupta

Advocate (F/342/305/2013)

High Court. Calcutta.



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Additional District Sub-Registrar
Coimbatore, Tum Tum

30 DEC 2024

STATE POLICE TRAINING COLLEGE, RAIPUR

<p>Sl. No. 1</p> <p>Name: <i>Aplesh Kumar</i></p> 	<p>Index</p>  <p>Index</p>	<p>Ring</p>  <p>Ring</p>	<p>Middle</p>  <p>Middle</p>	<p>Fore</p>  <p>Fore</p>	<p>Thumb</p>  <p>Thumb</p>
<p>Sl. No. 2</p> <p>Name: <i>Suraj Kumar Gupta</i></p> 	<p>Index</p>  <p>Index</p>	<p>Ring</p>  <p>Ring</p>	<p>Middle</p>  <p>Middle</p>	<p>Fore</p>  <p>Fore</p>	<p>Thumb</p>  <p>Thumb</p>
<p>Sl. No. 3</p> <p>Name: _____</p>	<p>Index</p>  <p>Index</p>	<p>Ring</p>  <p>Ring</p>	<p>Middle</p>  <p>Middle</p>	<p>Fore</p>  <p>Fore</p>	<p>Thumb</p>  <p>Thumb</p>
<p>Sl. No. 4</p> <p>Name: _____</p>	<p>Index</p>  <p>Index</p>	<p>Ring</p>  <p>Ring</p>	<p>Middle</p>  <p>Middle</p>	<p>Fore</p>  <p>Fore</p>	<p>Thumb</p>  <p>Thumb</p>

P-13



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Additional District Sub-Registrar
Coimbatore, Dum Dum

30 DEC 2024



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250334347678

GRN Details

GRN:	192024250334347678	Payment Mode:	SBI Epay
GRN Date:	28/12/2024 11:58:19	Bank/Gateway:	SBlePay Payment Gateway
BRN :	4199618186835	BRN Date:	28/12/2024 11:58:55
Gateway Ref ID:	88690945	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	281220242033434766	Payment Init. Date:	28/12/2024 11:58:19
Payment Status:	Successful	Payment Ref. No:	2003270888/4/2024 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Kaustav Dasgupta
Address:	75/2, Jugipara Road Satgachi
Mobile:	7003742228
Period From (dd/mm/yyyy):	28/12/2024
Period To (dd/mm/yyyy):	28/12/2024
Payment Ref ID:	2003270888/4/2024
Dept Ref ID/DRN:	2003270888/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003270888/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	7070
2	2003270888/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	7098

IN WORDS: SEVEN THOUSAND NINETY EIGHT ONLY.

Major Information of the Deed

Deed No :	I-1506-13635/2024	Date of Registration	30/12/2024
Query No / Year	1506-2003270888/2024	Office where deed is registered	
Query Date	24/12/2024 7:20:31 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SITANGSU DASGUPTA 60, Rafi Ahmed Kidawi Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9831225148, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value		Market Value	
Rs. 35,00,000/-		Rs. 35,15,624/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,120/- (Article:48(g))		Rs. 2,028/- (Article:E, E, E.)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



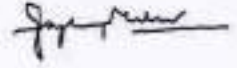
District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ramkrishna Ghosh Road, , Premises No: 8B, , Ward No: 002 Pin Code : 700050

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	13 Chatak	30,00,000/-	30,00,000/-	Property is on Road Adjacent to Metal Road, ,Last Reference Deed No :1506-I -05682-2023
Grand Total :				1.3406Dec	30,00,000 /-	30,00,000 /-	



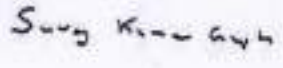
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1100 Sq Ft.	5,00,000/-	5,15,624/-	Structure Type: Structure
Gr. Floor, Area of floor : 550 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 550 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1100 sq ft	5,00,000 /-	5,15,624 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Dr JOYDEEP MITRA Son of Late Bijoy Krishna Mitra Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office	Photo  30/12/2024	Finger Print  LTI 30/12/2024 Captured	Signature  30/12/2024
Flat 1F, 179A/1A, Manicktala Main Road, City:- , P.O:- Kankurgachi, P.S:-Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: APxxxxxx0M, Aadhaar No: 67xxxxxxxx6642, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SURAJ KUMAR GUPTA (Presentant) Son of Mr Ananda Kumar Gupta Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office	Photo  30/12/2024	Finger Print  LTI 30/12/2024 Captured	Signature  30/12/2024
Son of Mr Ananda Kumar Gupta 47/25A, Ramkrishna Ghosh Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: CQxxxxxx3A, Aadhaar No: 24xxxxxxxx9469, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SITANGSU DASGUPTA Son of Late Pramode Ranjan Dasgupta 60, Rafi Ahmed Kidawi Road, City:- , P.O:- Bangur, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	 30/12/2024	 Captured	 30/12/2024
Identifier Of Dr JOYDEEP MITRA, Mr SURAJ KUMAR GUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr JOYDEEP MITRA	Mr SURAJ KUMAR GUPTA-1.34063 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr JOYDEEP MITRA	Mr SURAJ KUMAR GUPTA-1100.00000000 Sq Ft

Endorsement For Deed Number : I - 150613635 / 2024

On 30-12-2024

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 13:01 hrs on 30-12-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr SURAJ KUMAR GUPTA ,Claimant.

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 35,15,624/-

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

Execution is admitted on 30/12/2024 by 1. Dr JOYDEEP MITRA, Son of Late Bijoy Krishna Mitra, Flat 1F, 179A/1A, Manicktala Main Road, P.O: Kankurgachi, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Professionals, 2. Mr SURAJ KUMAR GUPTA, Son of Mr Ananda Kumar Gupta, 47/25A, Ramkrishna Ghosh Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business

Indetified by Mr SITANGSU DASGUPTA, , Son of Late Pramode Ranjan Dasgupta, 60, Rafi Ahmed Kidawi Road, P.O: Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,028.00/- (B = Rs 2,000.00/- ,E = Rs 28.00/-) and Registration Fees paid by Cash Rs 2,000.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/12/2024 11:58AM with Govt. Ref. No: 192024250334347678 on 28-12-2024, Amount Rs: 28/-, Bank: SBI EPay (SBIEPay), Ref. No. 4199618186835 on 28-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 7,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 219208, Amount: Rs.50.00/-, Date of Purchase: 11/12/2024, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/12/2024 11:58AM with Govt. Ref. No: 192024250334347678 on 28-12-2024, Amount Rs: 7,070/-, Bank: SBI EPay (SBIEPay), Ref. No. 4199618186835 on 28-12-2024, Head of Account 0030-02-103-003-02

MD

MD MAZHAR IMAM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2025, Page from 1662 to 1680
being No 150613635 for the year 2024.



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By *Kaustava Dey*

Digitally signed by KAUSTAVA DEY
Date: 2025.01.02 13:15:59 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 02/01/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

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