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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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2-1515514/25

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

Additional District Sub-Registrar
Westport Dum Dum, 24-Poc. (North)

02 JUN 2025

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 2nd Day of

June 'Two Thousand and Twenty Five (2025)

BETWEEN

293342

18 MAR 2025

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

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

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

Sitangsu Dasgupta
Advocate
High Court, Calcutta

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

18 MAR 2025



District Sub-Registrar
Cossipore, Dum Dum

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Sitangsu Dasgupta
Advocate (F/362/305/2013)
High Court Calcutta

MRS RANITA BISWAS (PAN NO - AURPB8486G, AADHAAR NO - 2754 8142 6931) daughter of Late Rabindra Biswas, and wife of Mr Chiranjib Das, by faith Hindu, by occupation House Wife, by Nationality Indian, residing at BL 232, Salt Lake. Sector - 2, P.S. Bidhannagar, P.O. Sechbhavan, Kolkata - 700091, District- North 24 Parganas, hereinafter referred to and called as the **VENDOR/OWNER** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs/heiresses, representatives, administrator, executor, nominees and assign) of the **FIRST PARTY**.

AND

MR SURAJ KUMAR GUPTA (PAN NO - CQCPG2563A, AADHAAR NO - 2424 4418 9469) 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 **PURCHASER** (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 Katha 3 Chatak due to type mistake but the actual area of the land is 3



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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 heiresses 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.



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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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AND WHEREAS under the present circumstances it was felt 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. Supplementary Development Agreement cum Development Power of Attorney was executed in the Office of A.D.S.R. Cossipore Dum Dum and recorded in Book No 1, Volume No 1506-2025 , Being No 150613635 for the year 2024.

AND WHEREAS as per current record of K.M.C. the names of Dr Joydeep Mitra, Sm Uma, Smt Anita Das, Kumari Ashita, Kumari Amita Mitra are the recorded owners of Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata – 700050 under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00776 prior to amalgamation of the Premises with Premises No 8A, Ramkrishna Ghosh Road, Kolkata – 700050.

AND WHEREAS Uma Mitra died intestate on 22/05/2014 leaving behind her two living daughters Smt Anita Das, Smt Amita Dutta @ Amita Mitra and one grand daughter Smt Ranita Biswas (Daughter of her predeceased daughter Ashita Biswas @ Ashita Mitra) as her legal heiresses in connection with her undivided share of right,title and interest in the property at Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata – 700050 under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00776. Her husband Samarendra Krishna Mitra predeceased her which is mentioned in her Death Certificate.

AND WHEREAS Ashita Biswas, @ Ashita Mitra died intestate on 16/04/2010 leaving behind her only daughter Smt Ranita Biswas as her legal heiress in connection with her undivided share of right,title and interest in the property at Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata – 700050 under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00776. Her husband Rabindra Biswas predeceased her which is mentioned in her Death Certificate.



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AND WHEREAS names of present owners of Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata – 700050 under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00776 are Dr Joydeep Mitra, Smt Anita Das, Smt Amita Dutta and Smt Ranita Biswas duly mutated their names in the record of K.M.C.prior to amalgamation of the Premises as referred to above.

AND WHEREAS present owners of the balance 50% of the said Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050 as referred to above, namely Smt Anita Das, Smt Amita Dutta and Smt Ranita Biswas each having undivided 1/3rd share of right,title and interest in the property (out of undivided 50%) being aware of the Development Agreement cum Power which has been executed between Dr Joydeep Mitra & Mr Suraj Kumar Gupta during 2024 as referred to above, have decided to develop their balance 50% of the said premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata – 700050 under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00776 by engaging same Developer Mr Suraj Kumar Gupta after thorough discussion and verification of the credential of the Developer and they have executed Development Agreement cum Development Power of Attorney with Suraj Kumar Gupta in the Office of A.D.S.R. Cossipore Dum Dum and recorded in Book No 1, Volume No 1506-2025, Being No 1506 02205 for the year 2025. Thus Ranita Biswas became the owner of undivided 1/6th area of Bastu Land measuring about 195 Sft out of total area of 1 Katha 10 Chatak and undivided area of 183.33 Sft in the Ground Floor and 183.33 Sft in the First Floor out of 55 years old cement flooring total area of 1100 Sft in the Ground Floor and 1100 Sft in the First Floor.

AND WHEREAS as per terms of Development Agreement the owner will get one Self contained Flat in the 2nd Floor (South/West side) measuring about 500 Sft Super Built up Area against Covered Area of about 400 Sft and Carpet Area measuring about 320 Sft or Rs 30,00,000/- in lieu of her proposed flat in the 2nd floor against her existing right,title and interest in the property as referred to above.



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AND WHEREAS said Amal Krishna Mitra died intestate on 10/11/1984 leaving behind him wife Smt Binapani Mitra, three Sons namely Sri Sudipta Mitra, Sri Subrata Mitra, Sri Supriya Mitra and three married daughters namely Smt Aloka Basu, Smt Ratna Basu & Smt Hashi Coomar as his legal heiress/heirs in connection with his undivided 50% share of right, title and interest in the said Property at Premises No 8A, Ramkrishna Ghosh Road, P.S. Cossipore (Now Sinthi) Kolkata - 700050 and each being the owner of undivided 1/7th portion of right, title and interest in the property left by deceased Amal Krishna Mitra.

AND WHEREAS said Smt Binapani Mitra and her two sons namely Sri Subrata Mitra, Sri Supriya Mitra jointly gifted their undivided 3/7th portion of right, title and interest in the property which they derived from the portion of deceased Amal Krishna Mitra, in favour of Sri Sudipta Mitra by way of Deed of Gift which was executed in the Office of A.D.S.R. Cossipore. Dum Dum and recorded in Book No 1, Volume No 63, Pages from 397 to 408 for the year 1992. Thus Sri Sudipta Mitra becomes the owner of undivided 4/7th portion of right, title and interest in the property at 8A, Ramkrishna Ghosh Road, P.S. Sinthi, Kolkata - 700050 under Ward No - 002 of K.M.C. including his own undivided 1/7th portion of right, title and in the property which he derived from the portion of his father deceased Amal Krishna Mitra.

AND WHEREAS Sri Harey Krishna Mitra sold out his undivided 50% share of right, title and interest in the property at 8A, Ram Krishna Ghosh Road, P.S. Sinthi, Kolkata - 700050, under Ward No -002 of K.M.C. to Sri Sudipta Mitra by way of Deed of Conveyance against valuable consideration as mentioned in the said Deed of Conveyance which was executed in the Office of A.D.S.R. Cossipore Dum Dum and recorded in Book No 1, Volume No 9, Being No 347 for the year 1998. AND thus Sri Sudipta Mitra became the owner of undivided 11/14th portion share of right, title and interest in the property including his own undivided share in connection with Premises No 8A, Ramkrishna Ghosh Road, P.S. Sinthi, Kolkata - 700050, District - North 24 Parganas vide Assessee No 11-002-18-00156 and her three sisters as




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referred to above became the joint owners of undivided 3/14th portion share of right title and interest in the property at 8A, Ramkrishna Ghosh Road, P,S, Sinthi, Kolkata – 700050.

AND WHEREAS said Sri Sudipta Mitra, Smt Aloka Basu, Smt Ratna Basu ,Hashi Coomar jointly mutated their names in the record of Kolkata Municipal Corporation against Premises No 8A, Ram Krishna Ghosh Road under Ward No -002 of K.M.C. P.S. & P.O. Sinthi, Kolkata – 700050, District – North 24 Parganas, vide Assessee No : 11-002-18-00156 and they being seized and possessed of and/or otherwise and sufficiently entitled to the said property which is mentioned in the Schedule of the property and have been enjoying the said property peacefully, freely, absolutely and without any interruption from any corner together with right to convey and transfer the same to any intending purchaser or purchasers and they have decided to sell out their Property at 8A, Ram Krishna Ghosh Road under Ward No -002 of K.M.C. P.S. & P.O. Sinthi, Kolkata – 700050, District – North 24 Parganas, vide Assessee No : 11-002-18-00156 for want of money for some lawful purpose at reasonable consideration to the intending Purchaser.

AND WHEREAS the Vendors agreed to sell, convey and transfer the said Property measuring about 1 Kathab 10.5 Chatak of land with 55 years old cement flooring two storied building measuring about R.C.C. structure measuring about 540 Sft in the Ground Floor which includes 24 Sft as shop area and 100 Sft as Office area in the Ground Floor and 24 Sft Residential R.T. Shed in the Ground Floor & 540 Sft Residential R.C.C. structure in the First Floor at Premises No 8A, Ram Krishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata – 700050, under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00156, with all fittings and fixtures. for which they were in search of intending Purchaser having adequate financial background.




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AND WHEREAS the Purchaser Mr Suraj Kumar Gupta being aware of the intention of the Vendors made contact with the Vendors and expressed his desire to purchase the said land with building at the agreed sum as decided by the Vendors and after thorough scrutiny of original Purchase Deed and other related documents as regards right, title and interest of the Vendors over the said land with building and also inspected the condition of the Building as well as taking measurement of the said Premises, the purchaser agreed to purchase the said residential Building with adjacent vacant land measuring about 1 Katha 10.5 Chatak Bastu Land with 55 years old cement flooring two storied building standing thereon at Premises No 8A, Ram Krishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050, under Ward No -002 of K.M.C. vide Assessee No 11-002-18-00156, with all fittings and fixtures vide Assessee No 11-002-18-00156.

AND WHEREAS the vendors sold out their property to Mr Suraj Kumar Gupta by way of Deed of Conveyance which was executed in the Office of A.R.A.II Kolkata and recorded in Book No 1, Volume No 1902-2022, Being No 190211091 for the year 2022.

AND WHEREAS after the said purchase said Mr Suraj Kumar Gupta duly mutated his name in the record of K.M.C. against Premises No 8A, Ramkrishna Ghosh Road vide Assessee No 11-002-18-00156 and now he is in physical possession of the said Premises without any encumbrances from any corner.

AND WHEREAS Deed of Amalgamation has been executed between the Owners of Premises No 8A & 8B, Ramkrishna Ghosh Road which was executed in the Office of A.D.S.R. Cossipore Dum Dum and recorded in Book No 1, Being No 150602208 for the year 2025 and Mutation /Amalgamation was approved by the order of D.A.C. (North) of K.M.C. w.e.f. 04/24-25. After the Mutation /Amalgamation total area of the Premises comes to 3 Katha 4.5 Chatak out of which the area of Mrs Ranita Biswas is undivided area of 195 Sft Bastu land with proportionate structure on it as detailed above and entire amalgamated Premises has been termed and



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known as Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050 vide Assessee No 11-002-018-00776 and Premises No 8A, Ramkrishna Ghosh Road vide Assessee No 11-002-18-00156 has been deleted from K.M.C. record.

AND WHEREAS the owner has decided to sell her existing share of right, title and interest in the property at a total consideration amount of Rs 30,00,000/- against which one Flat in the 2nd Floor South/West side measuring about Covered Area of about 400 Sft and Carpet Area measuring about 320 Sft was proposed to be allotted to her as per Development Agreement though Development Work is yet to be constructed and for want of money for the owner has proposed to the Developer to purchase her allocated share in the Premises at a total consideration amount of Rs 30,00,000/- (Rupees Thirty Lakh only) and the Developer/Owner Suraj Kumar Gupta agreed to the proposal of the Owner for purchasing her allocated share in the property measuring about undivided share of Bastu Land measuring about 195 Sft and R.C.C. structure measuring about undivided area of 183.33 Sft in the Ground Floor & 183.33 Sft in the First Floor against which one Flat in the 2nd Floor (South/West side) measuring Covered Area of about 400 Sft and Carpet Area measuring about 320 Sft was allotted to her, after discussing with other co-sharers of the Premises. though construction work is yet to be started and an advance amount of Rs 10,00,000/- has already been paid to the owner as part consideration amount of her existing share of right, title and interest in the property.

AND WHEREAS now both the parties have agreed to enter into this Agreement for Sale stating the terms and conditions in details in order to avoid any future litigations by and between the parties and Advance amount of Rs 10,00,000/- (Rupees Ten Lakh) has been paid by the Purchaser to the Owner as earnest money which is mentioned in the Memo of Consideration at the time of execution of Development Agreement cum Development Power of Attorney as referred to above.




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AND WHEREAS the purchaser has now arranged for payment of balance consideration amount of Rs 20,00,000/- and requested the Owner to execute necessary Deed of Conveyance and the owner also agreed to execute necessary Deed of Conveyance in favour of the Purchaser.

**THE VENDOR/OWNER DOTH HEREBY COVENANT WITH THE
PURCHASER AS FOLLOWS:-**

A).Notwithstanding anything hereto before done or suffered to be done to the contrary the Vendor/Owner have good and perfect right, title and authority to 'transfer' and convey the said undivided area of Bastu Land measuring about 195 Sft with cement flooring 55 years old undivided R.C.C.structure measuring about 183.33 Sft in the Ground Floor and 183.33 Sft in the First Floor and hereby sold conveyed and transferred to the purchaser in the manner aforesaid and that the Vendor has not done or knowingly suffered anything whereby the said property may be found to be encumbered affected or impeached in estate title or otherwise.

B)There are no encumbrances, charges, trusts, liens, attachments, claims or demands whatsoever now subsisting on the land and the said Bastu Land no portion has been offered as security or otherwise.

C)The Vendor shall and will at all times indemnify and keep indemnified and save harmless the purchaser against all claims and demands whatsoever relating to the period prior to the execution of the deed of conveyance in respect said undivided area of Bastu Land measuring about 195 Sft with cement flooring 55 years old undivided R.C.C.structure measuring about 183.33 Sft in the Ground Floor and 183.33 Sft in the First Floor, hereby sold and conveyed and make good to the purchaser for losses he may suffer or be obliged to incur or suffer by reason, of any defect, flaw or deficiency in the matter of description or other particulars of the said land.

D) The Purchaser shall henceforth peaceably and quietly hold possess and enjoy the said undivided area of Bastu Land measuring about 195 Sft with cement flooring 55 years old undivided R.C.C.structure measuring about



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183.33 Sft in the Ground Floor and 183.33 Sft in the First Floor, and receive the rents issues and profits derivable from or by the vendor or any person or persons claiming through or under or in trust for the Vendor and without any lawful let suit hindrance interruption or disturbance by any other person or persons on behalf of the vendors.

E) All taxes, land revenue and impositions payable in respect of the said undivided area of Bastu Land measuring about 195 Sft with cement flooring 55 years old undivided R.C.C.structure measuring about 183.33 Sft in the Ground Floor and 183.33 Sft in the First Floor

F) The Vendor/Owner shall not have any other claim in respect of the said Flat No G1 in the Ground Floor (North/East side)/ Back Portion.

RIGHTS AND OBLIGATIONS OF THE PURCHASER:

A)The Purchaser shall and will own and enjoy the said undivided area of Bastu Land measuring about 195 Sft with cement flooring 55 years old undivided R.C.C.structure measuring about 183.33 Sft in the Ground Floor and 183.33 Sft in the First Floor and also entitled thereto all sewers, drains, water sources, electricity, telephone and all civic facilities.

(B)The Purchaser shall be liable to pay tax directly to the Kolkata Municipal Corporation after mutation of his name in the record of Kolkata Municipal Corporation in place of Mrs Ranita Biswas against Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, vide Assessee No 11-002-18-00776, under Ward No -002 of K.M.C. Kolkata - 700050.

(F)The Purchaser/Developer shall have full proprietary rights and interests and shall be entitled to sell mortgage, let out, lease out, or transfer the said property in any 'manner' whatsoever permitted by law without requiring to have or take any consent for the said purpose from the Vendor . The Vendor/Owner will have no further right, title and interest or claim of any nature against the said Premises No 8B, Ramkrishna Ghosh Road (A/No 11-002-18-00776) Kolkata - 700050 keeping in mind about the terms and



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conditions of the Development Agreement which was executed between the Owners and the Developer against the said Premises.

FORCE MAJEURE shall include natural calamities, Covid-19, Acts of God, floods, earthquakes , riots, wars, storms, cyclones, tempests, fire, civil commotion, civil wars, air raids, general strikes, lockouts, lockdown, acquisitions, requisitions, notices or prohibitory orders from Municipality or any other statutory body or any Court, government action or regulations, new and/or changes in municipal or other rules, laws or policies affecting or likely to affect the Project, and/or any reasons/circumstances beyond the control of the Vendor.

The Purchaser shall be entitled to receive possession of the said undivided area of Bastu Land measuring about 195 Sft with cement flooring 55 years old undivided R.C.C.structure measuring about 183.33 Sft in the Ground Floor and 183.33 Sft in the First Floor only upon prior payment of all his dues including the Agreed Consideration, the Additional Payments if any and the Deposits and also upon due compliance with and/or performance of all the covenants, undertakings and obligations required to be complied with and/or performed on the part of the Purchaser in pursuance of this Memorandum or otherwise required by law. The obligation to make over possession of the said undivided area of Bastu Land measuring about 195 Sft with cement flooring 55 years old undivided R.C.C.structure measuring about 183.33 Sft in the Ground Floor and 183.33 Sft in the First Floor shall arise only thereafter. In this regard it is clearly understood and agreed by the Purchaser that all the above conditions will be conditions precedent to the Purchaser taking possession of the said undivided area of Bastu Land measuring about 195 Sft with cement flooring 55 years old undivided R.C.C.structure measuring about 183.33 Sft in the Ground Floor and 183.33 Sft in the First Floor Property will be handed over to the Purchaser on the date of execution of Deed of Conveyance subject to clearance of all outstanding dues.




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SCHEDULE A OF THE PREMISES


ALL THAT piece and parcel of Bastu land, measuring about 3 Katha 4.5 Chatak (1 Katha 10.5 Chatak + 1 Katha 10 Chatak) along with 55 years old cement flooring Residential R.C.C. Structure measuring 1516 Sft & 24 Sft Residential R.T. Shed, 24 Sft Shop area & 100 Sft Office area in the Ground Floor & 1640 Residential R.C.C. structure in the First Floor, against Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata – 700050 under Ward No -002 of K.M.C. District – North 24 Paraganas, Assessee No 11-002-18-00776. The Premises is butted and bounded as follows:

- ON THE NORTH** : Ram Krishna Ghose Road (30 Feet Wide)
- ON THE SOUTH** : Premises No 10A, Ramkrishna Ghosh Road
- ON THE EAST** : By Premises No 6E/1B Ram Krishna Ghose Road.
- ON THE WEST** : Common Passage

SCHEDULE "B" DESCRIPTION OF PROPERTY TO BE SOLD OUT.

ALL THAT undivided area of Bastu Land measuring about 195 Sft along with 55 years old cement flooring undivided area of R.C.C. Structure measuring about 183.33 Sft in the Ground Floor & 183.33 Sft in the First Floor against Premises No 8B, Ramkrishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata – 700050 under Ward No -002 of K.M.C. District – North 24 Paraganas, Assessee No 11-002-18-00776 along with existing civic amenities and common facilities as detailed in related Development Agreement cum Development Power of Attorney vide No 1-150602205/2025.




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Coaspore, Dum Dum

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IN WITNESS WHEREOF all the parties have set and subscribed each of their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

In presence of:

1. *Arifa Das*
15/11 Ramkali Mukherjee
KOL-50 *10/11/2022*

2. *Amrita Dutta*
47/23-R.K.Gh.Rd-
Col-50

Arifa Biswas,
SIGNATURE OF THE VENDORS/OWNERS

Drafted by:

Sitangsu Dasgupta

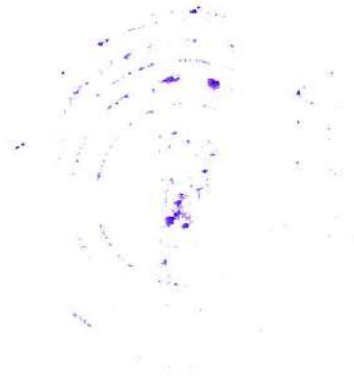
Sitangsu Dasgupta.

Advocate, (F/342/305 of 2013)

High Court Calcutta.

Suraj Kumar Gupta

SIGNATURE OF THE PURCHASER





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Addl. District Sub-Registrar
Cossipore, Dum Dum

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MEMO OF CONSIDERATION

RECEIVED the sum of Rs 30, 00,000/- (Rupees Thirty Lakh only) from the within named purchaser as total consideration amount of the said undivided property at 8B, Ramkrishna Ghosh Road, Kolkata - 700050.

<u>By D.D. /ChequeNo & Date.</u>	<u>Bank with Branch.</u>	<u>Amount.</u>
1. 013734 - 27.02.2021	IDBI BANK - SINTHAMORE	Rs 10,00,000/-
2. 013735 - 27.02.2021	IDBI BANK - SINTHAMORE	
3. 013852 - 02.06.2021	IDBI BANK - SINTHAMORE	Rs. 20,00,000/-
Total Rs.		30,00,000/-

T. Raula Biswas
Suraj Kumar Gupta

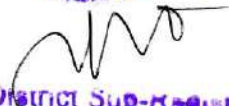
Rs30, 00,000/- - (Rs Thirty Lakh only)

Witness:

1. Anubis Das
15/1 Ramkali Mukherjee Lane
KOL-50
2. Amrita Dutta
47/23 R.K.Gh Rd.
KOL-50

T. Raula Biswas
SIGNATURE OF OWNER




Addl. District Sub-Registrar
Cossipore, Dum Dum

02 JUN 2025

SITE PLAN FOR PREMISES NO 8B, RAMKRISHNA GHOSH ROAD. P.S. & P.O. SINTHI, KOLKATA - 700050.

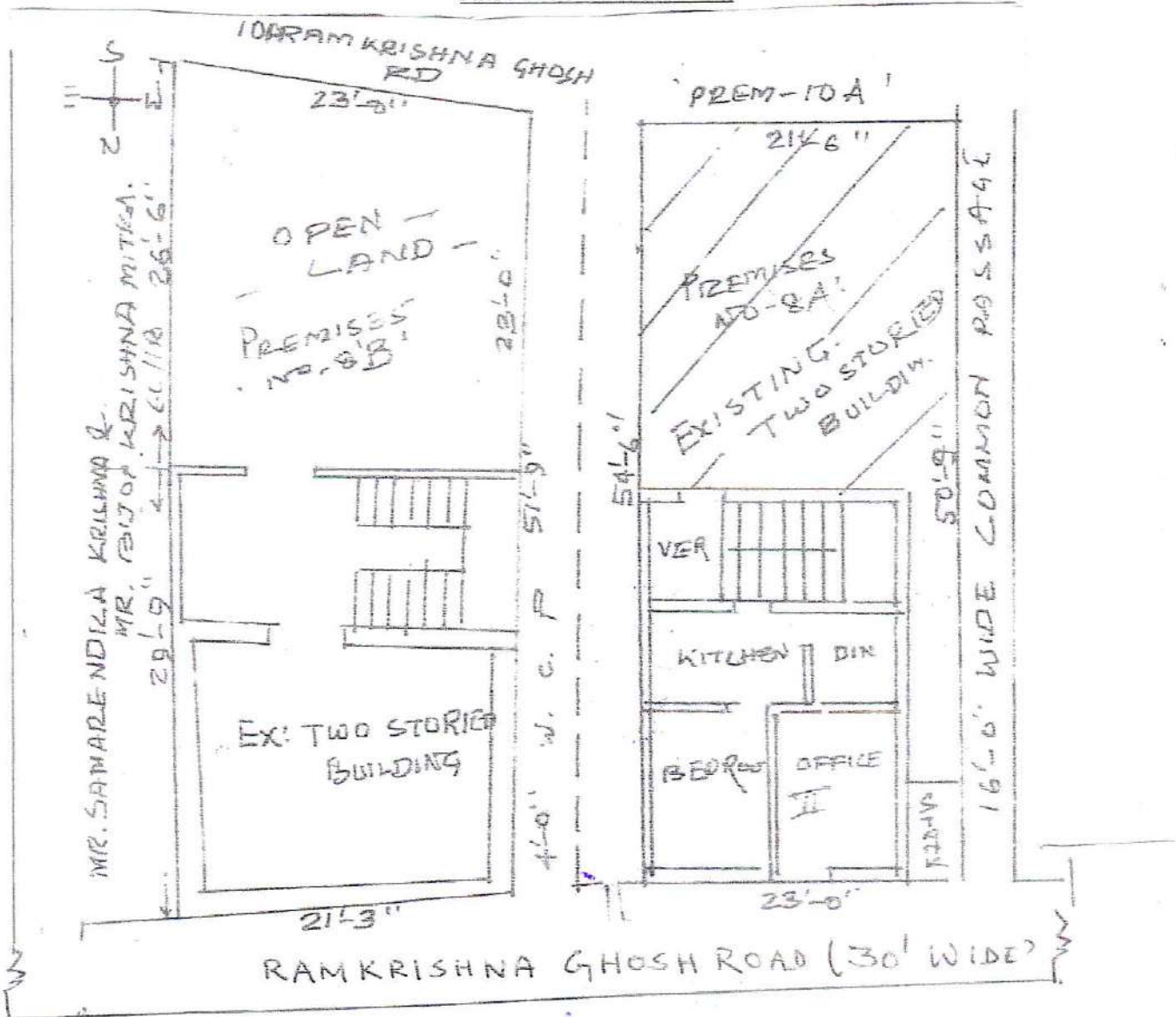
WARD NO -002, BOROUGH NO -1 OF KOLKATA MUNICIPAL CORPORATION.

LAND AREA - 3 KATHA 4.5 CHATAK. UNDIVIDED SOLD OUT LAND AREA: 195 SFT.

STRUCTURE : GROUND FLOOR : RESI-1516 SFT, 24 SFT. R.T. SHED. 24 SFT SHOP. 100 SFT OFFICE.

FIRST FLOOR : RESI: AREA - 1640 SFT. UNDIVIDED SOLD OUT AREA : GROUND FLOOR - 183.33 SFT.


FIRST FLOOR - 183.33 SFT.



Tomila Biswas
SIGNATURE OF OWNER

Suryaj Kumar Gupta
SIGNATURE OF PURCHASER




Asst. District Sub-Registrar
Cossipore, Dum Dum

02 JUN 2025

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants / Presentants

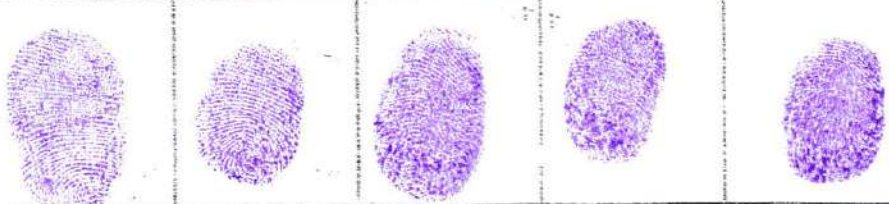


Rani Bhaswas

Little Ring Middle Fore Thumb
(Left Hand)



Thumb Fore Middle Ring Little
(Right Hand)



Little Ring Middle Fore Thumb
(Left Hand)



Suraj Kumar Gupta



Thumb Fore Middle Ring Little
(Right Hand)



Little Ring Middle Fore Thumb
(Left Hand)

Thumb Fore Middle Ring Little
(Right Hand)

P-17

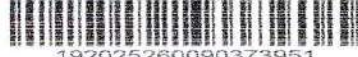


[Handwritten Signature]
Addl. District Sub-Registrar
Cochinore, Dum Dum

02 JUN 2025



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



192025260090373951

GRN Details

GRN: 192025260090373951 Payment Mode: Online Payment
GRN Date: 31/05/2025 22:57:14 Bank/Gateway: State Bank of India
BRN : IK0DGLQIF8 BRN Date: 31/05/2025 22:58:11
GRIPS Payment ID: 310520252009037394 Payment Init. Date: 31/05/2025 22:57:14
Payment Status: Successful Payment Ref. No: 2001515514/2/2025
[Query No*/Query Year]

Depositor Details


Depositor's Name: SURAJ KUMAR GUPTA
Address: 47/25A, Ramkrishna Ghosh Road Pin 700050
Mobile: 9903260088
Depositor Status: Buyer/Claimants
Query No: 2001515514
Applicant's Name: Mr SITANGSU DASGUPTA
Identification No: 2001515514/2/2025
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 31/05/2025
Period To (dd/mm/yyyy): 31/05/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001515514/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	180020
2	2001515514/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	30014
			Total	210034

IN WORDS: TWO LAKH TEN THOUSAND THIRTY FOUR ONLY.




Addl. District Sub-Registrar
Cossimore, Dum Dum

02 JUN 2025

Major Information of the Deed

Deed No :	I-1506-05792/2025	Date of Registration	02/06/2025
Query No / Year	1506-2001515514/2025	Office where deed is registered	
Query Date	31/05/2025 3:59:06 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	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 30,00,000/-		Rs. 30,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,80,070/- (Article:23)		Rs. 30,014/- (Article:A(1), 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	195 Sq Ft	25,00,000/-	25,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
Grand Total :				.4469Dec	25,00,000 /-	25,00,000 /-	



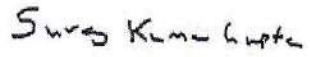
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
	On Land L1	366.66 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 183.33 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 183.33 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		366.66 sq ft	5,00,000 /-	5,00,000 /-	


Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs RANITA BISWAS Wife of Mr Chiranjib Das Executed by: Self, Date of Execution: 02/06/2025 , Admitted by: Self, Date of Admission: 02/06/2025 ,Place : Office	 02/06/2025	 Captured LTI 02/06/2025	 02/06/2025
BL232, Salt Lake, Sector 2, City:- , P.O:- Sechbhavan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AUxxxxxx6G, Aadhaar No: 27xxxxxxxx6931, Status :Individual, Executed by: Self, Date of Execution: 02/06/2025 , Admitted by: Self, Date of Admission: 02/06/2025 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SURAJ KUMAR GUPTA (Presentant) Son of Mr Ananda Kumar Gupta Executed by: Self, Date of Execution: 02/06/2025 , Admitted by: Self, Date of Admission: 02/06/2025 ,Place : Office	 02/06/2025	 Captured LTI 02/06/2025	 02/06/2025
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: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: CQxxxxxx3A, Aadhaar No: 24xxxxxxxx9469, Status :Individual, Executed by: Self, Date of Execution: 02/06/2025 , Admitted by: Self, Date of Admission: 02/06/2025 ,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	 02/06/2025	 Captured 02/06/2025	 02/06/2025

Identifier Of Mrs RANITA BISWAS, Mr SURAJ KUMAR GUPTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs RANITA BISWAS	Mr SURAJ KUMAR GUPTA-0.446876 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs RANITA BISWAS	Mr SURAJ KUMAR GUPTA-366.66000000 Sq Ft

Endorsement For Deed Number : I - 150605792 / 2025

On 02-06-2025

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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 14:06 hrs on 02-06-2025, 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 30,00,000/-

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

Execution is admitted on 02/06/2025 by 1. Mrs RANITA BISWAS, Wife of Mr Chiranjib Das, BL232, Salt Lake, Sector 2, P.O: Sechbhavan, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession House wife, 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 30,014.00/- (A(1) = Rs 30,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 30,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/05/2025 10:58PM with Govt. Ref. No: 192025260090373951 on 31-05-2025, Amount Rs: 30,014/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IKODGLQIF8 on 31-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,80,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 1,80,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 293342, Amount: Rs.50.00/-, Date of Purchase: 18/03/2025, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/05/2025 10:58PM with Govt. Ref. No: 192025260090373951 on 31-05-2025, Amount Rs: 1,80,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IKODGLQIF8 on 31-05-2025, Head of Account 0030-02-103-003-

Kaustava Dey

Kaustava Dey
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 167316 to 167340

being No 150605792 for the year 2025.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2025.06.03 11:30:11 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 03/06/2025

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.**