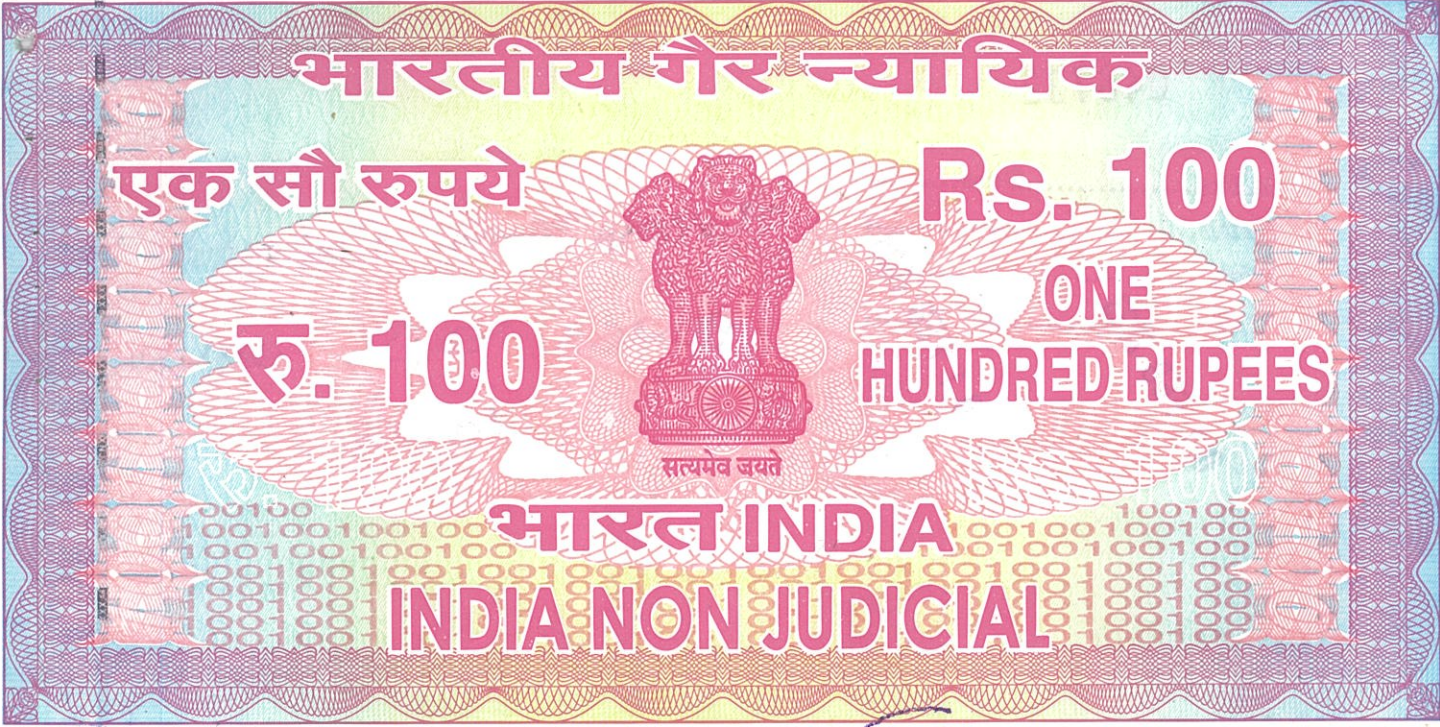


02252/2023

I-2144/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A.  
III

AP 038028

11-50 hrs

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

  
Additional Registrar  
of Assurances-III, Kolkata

Additional Registrar of  
Assurances III Kolkata

5 APR 2023

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made on this 3<sup>rd</sup> day of March..... TWO THOUSAND AND TWENTY THREE (2023)

BETWEEN

046732

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

01 FEB 2023

01 FEB 2023

Yellow Sand Real Estate LLP.  
AD-169, 3rd, Sakinaka.  
K-169

le

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



BETWEEN  
Andhra Pradesh  
5 APR 2023



**[1] M/S. DEEPAK METAL WORKS PVT. LIMITED** (Having PAN –AABCD0454B), a Company within the meaning of Indian Companies Act, 1956 having its Registered Office at 121, Beliaghata Main Road, Police Station: Beliaghata, Kolkata : 700010, and Represented by one of its Directors Sri Netai Mitra, (Having PAN – AEKPM9780K and Aadhaar No: 9160 4330 1962), son of Late Bejoy Kumar Mitra, by faith- Hindu, by occupation-Business, by Nationality- Indian, residing at 101/C, Masjid Bari Street, Police Station- Battala, Kolkata- 700 006, **[2] NOBEL METAL INDUSTRIES** being represented by its proprietor Sri Netai Mitra, (Having PAN–AEKPM9780K and Aadhaar No: 9160 4330 1962), son of Late Bejoy Kumar Mitra, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at 101/C, Masjid Bari Street, Police Station- Battala, Kolkata-700006, **[3] SRI NETAI MITRA**, (Having PAN–AEKPM9780K and Aadhaar No: 9160 4330 1962), and **[4] SRI NEMAI MITRA**, (Having PAN–AEKPM9896E and Aadhaar No: 5362 0302 0252), both sons of Late Bejoy Kumar Mitra, by faith-Hindu, by occupation-Business, by Nationality-Indian, both residing at Masjid Bari Street, Police Station- Battala, Kolkata- 700 006, hereinafter jointly referred to as the **LAND OWNERS**(which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, legal representatives successors or successors-in-office and assigns) of the **FIRST PART**.

AND

**YELLOW SAND REALESTATE LLP (PAN AACFY2854N)**, a Limited Liability Partnership Firm, incorporated and registered pursuant to Section 58(1) of the LLP Act, 2008 having LLP Identification Number – AAN-5442, having its Registered Office at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Post Office- Bidhannagar (North), Police Station- Bidhannagar (North), Kolkata-700064, District- North 24 Parganas, being represented by one of its Partners, **Sri Sanjay Gupta (PAN ADRPG6327Q) (Aadhar No.7089 5093 7284)**, son of Sri Gopal Prasad Gupta, by faith-Hindu, by occupation Business, by nationality- Indian, residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Post Office- Bidhannagar (North), Police Station- Bidhannagar (North), District North 24



Additional Registrar of  
Assurances III Kolkata

5 APR 2023

Parganas, Kolkata-700064, hereinafter referred to and called as the "DEVELOPER"(which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include its successors, successors-in-interest and assigns) of the **SECOND PART**

**WHEREAS:**

- A. By a Development Agreement dated 22<sup>nd</sup> December, 2021 the Landowners abovenamed entered into a Development Agreement with the Developer abovenamed in respect of the land described in the First Schedule below. The said Development Agreement was duly registered before the Office of Additional Registrar of Assurances-III, Kolkata and recorded in Book No.I, Volume No.1903-2022, pages from 79100 to 79161 being No.190315430 for the year 2021.
- B. The Landowners also registered a Power of Attorney in favour of the Developer which was registered before the Office of Additional Registrar of Assurances-III, Kolkata and recorded in Book No.I, Volume No.1903-2022, pages from 79515 to 79545 being No.190315439 for the year 2021.
- C. Subsequent to registering the Development Agreement it transpired that one of the Plot numbers indicated in the Development Agreement was not intended to be included and was typed and inserted by mistake and/or inadvertence which Dag Number was identified as Dag No.75, land measuring 7 Cottah 2 Chittack 00 Square Feet more or less which the parties intend to exclude from the terms of the Development Agreement by executing this Supplementary Development Agreement. The original land is described in the **FIRST SCHEDULE** written hereunder.
- D. Consequent thereto the Parties have agreed that the scope of development shall be in respect of **ALL THAT** piece and parcel of Bastu land measuring **49(Forty Nine) Cottahs 00 (Zero) Chittacks 39 (Thirty Nine) Square Feet** a little more or less with tiled shed structure measuring 300 Sq.ft. thereon, lying and situated at and being C.S. Khatian Nos. 21, 37, & 44, R.S. Khatian Nos. 17, 73 & 77, R.S. & Hal L.R. Dag Nos. 64, 67, 69, 73, L.R. Khatian Nos. 183, 1249, 1250, 1251, 1261 and 1262, J.L. No.30, Touzi No.173,



Additional Registrar of  
Assurances in Kolkata

5 APR 2023



**Mouza –Kalaberia, within the limit of Rajarhat Bishnupur No. 1 Gram Panchayet, Additional District Sub Registration Office Bidhan Nagar, Police Station- Rajarhat, District- North 24 Parganas** (morefully and particularly described in the **SECOND SCHEDULE** written hereunder and hereinafter referred to as the “Land to be Developed”.

- E. The Landowners shall also execute a Power of Attorney in favour of the Developer in view of the change in ratio.
- F. All other terms & conditions as recorded in the said Development Agreement shall continue as recorded in the Original Development Agreement.
- G. The parties are executing this present Supplementary Agreement to avoid any future dispute and difference and for the smooth progress of development work.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
(The Land originally mentioned)

**ALL THAT** piece and parcel of Bastu land measuring **56 (Fifty Six) Cottahs 02 (Two) Chittacks 39 (Thirty Nine) Square Feet** a little more or less with tiled shed structure measuring 300 Sq.ft. thereon, lying and situated at and being C.S. Khatian Nos. 21, 37, & 44, R.S. Khatian Nos. 17, 73 & 77, R.S. & Hal L.R. Dag Nos. 64, 67, 69, 73 & 75, L.R. Khatian Nos. 183, 1249, 1250, 1251, 1261 and 1262, J.L. No.30, Touzi No.173, **Mouza –Kalaberia, within the limit of Rajarhat Bishnupur No. 1 Gram Panchayet, Additional District Sub Registration Office Bidhan Nagar, Police Station- Rajarhat, District- North 24 Parganas.** The said property is butted and bounded in the manner as follows :

- ON THE NORTH : By R.S. & L.R. Dag No.74 ;
- ON THE SOUTH : By R.S. & L.R. Dag Nos. 51 & 66 ;
- ON THE EAST : By R.s. & L.R. Dag Nos. 68 & 67 (P) ;
- ON THE WEST : By R.S. & L.R. Dag No. 64 (P), 60 & 70 ;



Additional Registrar of  
Assurances III Kolkata

5 APR 2023



**THE SECOND SCHEDULE ABOVE REFERRED TO****(The Land to be developed)**

**ALL THAT** piece and parcel of Bastu land measuring **49 (Forty Nine) Cottahs 00 (Zero) Chittacks 39 (Thirty Nine) Square Feet** a little more or less with tiled shed structure measuring 300 Sq.ft. thereon, lying and situated at and being C.S. Khatian Nos. 21, 37, & 44, R.S. Khatian Nos. 17, 73 & 77, R.S. & Hal L.R. Dag Nos. 64, 67, 69, 73, L.R. Khatian Nos. 183, 1249, 1250, 1251, 1261 and 1262, J.L. No.30, Touzi No.173, **Mouza –Kalaberia**, within the limit of **Rajarhat Bishnupur No. 1 Gram Panchayet**, Additional District Sub Registration Office Bidhan Nagar, **Police Station- Rajarhat, District- North 24 Parganas**. The said property is butted and bounded in the manner as follows :

ON THE NORTH : By R.S. & L.R. Dag No.74 ;

ON THE SOUTH : By R.S. & L.R. Dag Nos. 51 & 66 ;

ON THE EAST : By R.S. & L.R. Dag Nos. 68 & 67 (P) & 74 ;

ON THE WEST : By R.S. & L.R. Dag No. 64 (P), 60 & 70 ;



Additional Registrar of  
Assurances III Kolkata





5 APR 2023

IN WITNESS WHEREOF the Parties hereto have set and subscribe their respective hands and seal hereunto this the day, month and year first above written.

SIGNED SEALED AND DELIVERED by  
the LANDOWNERS in the presence of :

1. Sumit Sinha  
S/o. Late Sandip Sinha  
171/B, A.P.C. Road  
P.O. - Shyambazar  
P.S. - Shyampukur  
Pin - 700004
2. Biplab Kr. Chakraborty  
164A, Uttarbastha Danga Rd.  
Kolkata.

For DEEPAK METAL WORKS (P) LTD.

1.   
Director
2.   
NOBEL METAL INDUSTRIES  
Proprietor
3. 
4. 

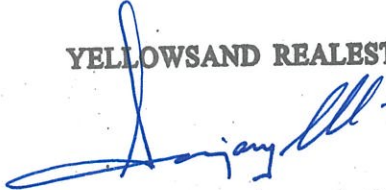
---

SIGNATURE OF THE LANDOWNERS

SIGNED SEALED AND DELIVERED by  
the DEVELOPER at Kolkata in the  
presence of:

1. Sumit Sinha
2. Biplab Kr. Chakraborty

YELLOWSAND REALESTATE LLP

  
Partner

---

SIGNATURE OF THE DEVELOPER

Drafted by me  
as per declaration in  
documents by the parties.

  
Advocate

High Court Calcutta  
WB/867/83.






































REGISTRAR OF ASSURANCES

REGISTRAR

Additional Registrar of  
Assurances III Kolkata

5 APR 2023

## SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 <i>Nihar Mitra</i>					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 <i>Neman Mitra</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 <i>Nihar Mitra</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					



**Additional Registrar of  
Assurances III Kolkata**

**5 APR 2023**





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



010320232031621360

## GRIPS Payment Detail

GRIPS Payment ID:	010320232031621360	Payment Init. Date:	01/03/2023 11:54:24
Total Amount:	40041	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	2066219140	BRN Date:	01/03/2023 11:55:55
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name: yellowsand Realestate LLP  
Mobile: 9831721222

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230316213611	Directorate of Registration & Stamp Revenue	40041
Total			40041

IN WORDS: FORTY THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.







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



192022230316213611

GRN Details

GRN: 192022230316213611 Payment Mode: Online Payment  
GRN Date: 01/03/2023 11:54:24 Bank/Gateway: HDFC Bank  
BRN : 2066219140 BRN Date: 01/03/2023 11:55:55  
GRIPS Payment ID: 010320232031621360 Payment Init. Date: 01/03/2023 11:54:24  
Payment Status: Successful Payment Ref. No: 2000312834/1/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: yellowsand Realestate LLP  
Address: AD-169, Salt Lake Sector-1, Kolkata, West Bengal, 700064  
Mobile: 9831721222  
Contact No: 09331018602  
Depositor Status: Others  
Query No: 2000312834  
Applicant's Name: Mr SANJAY GUPTA  
Identification No: 2000312834/1/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 01/03/2023  
Period To (dd/mm/yyyy): 01/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000312834/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	40020
2	2000312834/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>40041</b>

IN WORDS: FORTY THOUSAND FORTY ONE ONLY.





Additional Registrar of  
Land Revenue in Kolkata

5 APR 2023

## Major Information of the Deed

Deed No :	I-1903-02144/2023	Date of Registration	05/04/2023
Query No / Year	1903-2000312834/2023	Office where deed is registered	
Query Date	06/02/2023 1:24:48 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANJAY GUPTA AD-169,salt Lake City,Sector-1,Kolkata-700064,Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9831721222, Status :Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 2,72,54,383/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,120/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia, JI No: 30, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-64 (RS :-)	LR-1249	Bastu	Shali	5 Katha 8 Chatak 18 Sq Ft		30,46,870/-	Width of Approach Road: 6 Ft.,
L2	LR-67 (RS :-)	LR-1250	Bastu	Shali	20 Katha 13 Chatak 9 Sq Ft		1,14,84,355/-	Width of Approach Road: 6 Ft.,
L3	LR-69 (RS :-)	LR-1251	Bastu	Shali	16 Katha 1 Chatak 41 Sq Ft		88,89,384/-	Width of Approach Road: 6 Ft.,
L4	LR-73 (RS :-)	LR-1261	Bastu	Shali	6 Katha 9 Chatak 16 Sq Ft		36,31,274/-	Width of Approach Road: 6 Ft.,
		<b>TOTAL :</b>			<b>80.9394Dec</b>	<b>0 /-</b>	<b>270,51,883 /-</b>	
	<b>Grand Total :</b>				<b>80.9394Dec</b>	<b>0 /-</b>	<b>270,51,883 /-</b>	



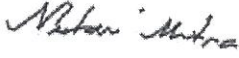


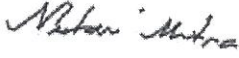


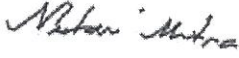









### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	300 Sq Ft.	0/-	2,02,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	<b>Total :</b>	<b>300 sq ft</b>	<b>0 /-</b>	<b>2,02,500 /-</b>	





**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature											
1	<b>DEEPAK METAL WORKS PVT LTD</b> - 121, Beliaghata Main Road, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative											
2	<b>NOBEL METAL INDUSTRIES</b> 101/C, Masjid Bari Street, City:- , P.O:- Burtola, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, PAN No.:: AExxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative											
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr NETAI MITRA</b>                      Son of Mr Bejoy Kumar Mitra                      Executed by: Self, Date of Execution: 03/03/2023                      , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Office                 </td> <td>                       05/04/2023                 </td> <td>                       LTI                      05/04/2023                 </td> <td>                       05/04/2023                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr NETAI MITRA</b> Son of Mr Bejoy Kumar Mitra Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Office	 05/04/2023	 LTI 05/04/2023	 05/04/2023	Masjid Bari Street, City:- , P.O:- Burtola, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx0K, Aadhaar No: 91xxxxxxxx1962, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Office		
Name	Photo	Finger Print	Signature									
<b>Mr NETAI MITRA</b> Son of Mr Bejoy Kumar Mitra Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Office	 05/04/2023	 LTI 05/04/2023	 05/04/2023									
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Name	Photo	Finger Print	Signature									
<b>Mr NEMAI MITRA</b> Son of Mr Bejoy Kumar Mitra Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Office	 05/04/2023	 LTI 05/04/2023	 05/04/2023									



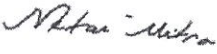





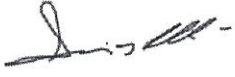




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>YELLOW SAND REALESTATE LLP</b>                      Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>



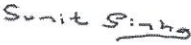
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p>	<p><b>Photo</b></p>	<p><b>Finger Print</b></p>	<p><b>Signature</b></p>
	<p><b>Mr NETAI MITRA</b>                      Son of Mr Bejoy Kumar Mitra                      Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 05/04/2023, Place of Admission of Execution: Office</p>			
	<p>Apr 5 2023 12:14PM</p>	<p>LTI 05/04/2023</p>	<p>05/04/2023</p>	
<p>101/C, Masjid Bari Street, City:- , P.O:- Burtola, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0K, Aadhaar No: 91xxxxxxxx1962 Status : Representative, Representative of : DEEPAK METAL WORKS PVT LTD (as Director)</p>				
2	<p><b>Name</b></p>	<p><b>Photo</b></p>	<p><b>Finger Print</b></p>	<p><b>Signature</b></p>
	<p><b>Mr NETAI MITRA</b>                      Son of Mr Bejoy Kumar Mitra                      Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 05/04/2023, Place of Admission of Execution: Office</p>			
	<p>Apr 5 2023 12:14PM</p>	<p>LTI 05/04/2023</p>	<p>05/04/2023</p>	
<p>101/C, Masjid Bari Street, City:- , P.O:- Burtola, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0K, Aadhaar No: 91xxxxxxxx1962 Status : Representative, Representative of : NOBEL METAL INDUSTRIES (as Proprietor)</p>				
3	<p><b>Name</b></p>	<p><b>Photo</b></p>	<p><b>Finger Print</b></p>	<p><b>Signature</b></p>
	<p><b>Mr SANJAY GUPTA (Presentant)</b>                      Son of Mr Gopal Prasad Gupta                      Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 05/04/2023, Place of Admission of Execution: Office</p>			
	<p>Apr 5 2023 12:12PM</p>	<p>LTI 05/04/2023</p>	<p>05/04/2023</p>	
<p>Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7Q, Aadhaar No: 70xxxxxxxx7284 Status : Representative, Representative of : YELLOW SAND REALESTATE LLP (as Partner)</p>				





**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUMIT SINHA</b> Son of Late Sandip Sinha 171/B, APC Road, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004			
	05/04/2023	05/04/2023	05/04/2023
Identifier Of Mr NETAI MITRA, Mr NEMAI MITRA, Mr NETAI MITRA, Mr NETAI MITRA, Mr SANJAY GUPTA			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	DEEPAK METAL WORKS PVT LTD	YELLOW SAND REALESTATE LLP-2.27906 Dec
2	NOBEL METAL INDUSTRIES	YELLOW SAND REALESTATE LLP-2.27906 Dec
3	Mr NETAI MITRA	YELLOW SAND REALESTATE LLP-2.27906 Dec
4	Mr NEMAI MITRA	YELLOW SAND REALESTATE LLP-2.27906 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	DEEPAK METAL WORKS PVT LTD	YELLOW SAND REALESTATE LLP-8.59031 Dec
2	NOBEL METAL INDUSTRIES	YELLOW SAND REALESTATE LLP-8.59031 Dec
3	Mr NETAI MITRA	YELLOW SAND REALESTATE LLP-8.59031 Dec
4	Mr NEMAI MITRA	YELLOW SAND REALESTATE LLP-8.59031 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	DEEPAK METAL WORKS PVT LTD	YELLOW SAND REALESTATE LLP-6.64927 Dec
2	NOBEL METAL INDUSTRIES	YELLOW SAND REALESTATE LLP-6.64927 Dec
3	Mr NETAI MITRA	YELLOW SAND REALESTATE LLP-6.64927 Dec
4	Mr NEMAI MITRA	YELLOW SAND REALESTATE LLP-6.64927 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	DEEPAK METAL WORKS PVT LTD	YELLOW SAND REALESTATE LLP-2.7162 Dec
2	NOBEL METAL INDUSTRIES	YELLOW SAND REALESTATE LLP-2.7162 Dec
3	Mr NETAI MITRA	YELLOW SAND REALESTATE LLP-2.7162 Dec
4	Mr NEMAI MITRA	YELLOW SAND REALESTATE LLP-2.7162 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	DEEPAK METAL WORKS PVT LTD	YELLOW SAND REALESTATE LLP-75.00000000 Sq Ft
2	NOBEL METAL INDUSTRIES	YELLOW SAND REALESTATE LLP-75.00000000 Sq Ft
3	Mr NETAI MITRA	YELLOW SAND REALESTATE LLP-75.00000000 Sq Ft
4	Mr NEMAI MITRA	YELLOW SAND REALESTATE LLP-75.00000000 Sq Ft





## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia, JI No: 30, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 64, LR Khatian No:- 1249		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 67, LR Khatian No:- 1250		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 69, LR Khatian No:- 1251	Owner:নিতাই মিত্র, Gurdian:বিজয় , Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Mr NETAI MITRA
L4	LR Plot No:- 73, LR Khatian No:- 1261		Seller is not the recorded Owner as per Applicant.



On 05-04-2023

**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 11:50 hrs on 05-04-2023, at the Office of the A.R.A. - III KOLKATA by Mr SANJAY GUPTA ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,72,54,383/-

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

Execution is admitted on 05/04/2023 by 1. Mr NETAI MITRA, Son of Mr Bejoy Kumar Mitra, Masjid Bari Street, P.O: Burtola, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 2. Mr NEMAI MITRA, Son of Mr Bejoy Kumar Mitra, Masjid Bari Street, P.O: Burtola, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by Mr SUMIT SINHA, , , Son of Late Sandip Sinha, 171/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Private Service

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

Execution is admitted on 05-04-2023 by Mr NETAI MITRA, Director, DEEPAK METAL WORKS PVT LTD, 121, Beliaghata Main Road, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Indetified by Mr SUMIT SINHA, , , Son of Late Sandip Sinha, 171/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Private Service

Execution is admitted on 05-04-2023 by Mr NETAI MITRA, Proprietor, NOBEL METAL INDUSTRIES (Sole Proprietorship), 101/C, Masjid Bari Street, City:- , P.O:- Burtola, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Mr SUMIT SINHA, , , Son of Late Sandip Sinha, 171/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Private Service

Execution is admitted on 05-04-2023 by Mr SANJAY GUPTA, Partner, YELLOWSAND REALESTATE LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Indetified by Mr SUMIT SINHA, , , Son of Late Sandip Sinha, 171/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Private Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2023 11:55AM with Govt. Ref. No: 192022230316213611 on 01-03-2023, Amount Rs: 21/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 2066219140 on 01-03-2023, Head of Account 0030-03-104-001-16





## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 40,020/-

### Description of Stamp

1. Stamp: Type: Impressed, Serial no 046732, Amount: Rs.100.00/-, Date of Purchase: 01/02/2023, Vendor name: SOUMITRA CHANDA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2023 11:55AM with Govt. Ref. No: 192022230316213611 on 01-03-2023, Amount Rs: 40,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2066219140 on 01-03-2023, Head of Account 0030-02-103-003-02



**Samar Kumar Pramanick**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 83324 to 83342

being No 190302144 for the year 2023.



*Samar Kumar Pramanick*

Digitally signed by Samar kumar  
pramanick  
Date: 2023.04.08 12:30:46 -04:00  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/04/08 12:30:46 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)

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