

5696

1-5999/2023



3.
11/8/23

पश्चिम बंगाल WEST BENGAL

02/19/221/23

Certified that the documents acquired registration. The signature sheet / sheets of the endorsement sheet / sheets attached to this document are the part of this document.

Registrar U/S 7(2)
District Registrar-II
North 24 Parganas, Barasat

DEED OF DECLARATION FOR AMALGAMATION

04 AUG 2023

We, (1) **SRI RANJAN KUNDU** (PAN: CQWPK0656E & Aadhaar No. 4686 5956 7089) son of Late Suresh Chandra Kundu, by faith - Hindu, by Occupation - Service, By Nationality - Indian, residing at 808A, Lake Town, Block - A, Post Office & Police Station - Lake Town, Kolkata - 700089, District North 24 Parganas, (2) **SRI NAYAN KUNDU** (PAN: CFIPK2162N & Aadhaar No. 6425 9540 8549) son of Late Suresh Chandra Kundu, by faith - Hindu, by Occupation - Service, By Nationality - Indian, residing at 808A, Lake Town,

Block - A, Post Office & Police Station - Lake Town, Kolkata - 700089, District North 24 Parganas, (3) **SRI KALYAN KUNDU (PAN: BMEPK1608M & Aadhaar No. 2597 1586 2637)** son of Late Suresh Chandra Kundu, by faith - Hindu, by Occupation - Service, By Nationality - Indian, residing at 808A, Lake Town, Block - A, Post Office & Police Station - Lake Town, Kolkata - 700089, District North 24 Parganas AND (4) **SMT. KALPANA KUNDU (PAN: AENPK9212R & Aadhaar No. 7391 9512 0236)** wife of Sri Swapan Kundu and daughter of Late Suresh Chandra Kundu, by faith - Hindu, by Occupation - Housewife, By Nationality - Indian, residing at G.K. Apartment, Flat No. 9, on 3rd Floor, 814 Lake Town, Block - A, Post Office & Police Station - Lake Town, Kolkata - 700089, District North 24 Parganas, West Bengal, duly represented by their constituted attorney namely **SRI SANJAY KANSAL**, ^{VOTER ID: DKN5336623} (PAN: **ACKPA0003H & AADHAR NO. 727065005794**) son of Late M P Kansal, by faith - Hindu, by occupation - Business, by Nationality - Indian, at 403/1, Dakshindari Road, Alcove Gloria, Tower - 2, Flat No. 9H, Post Office - Sreebhumi, P.S. - Lake Town, Kolkata - 700048, one of the director **SILVER VILLA REALTORS PRIVATE LIMITED PAN: AAGCP3066Q** a company incorporated under Companies Act, 1956

and having its registered office at P-17, New CIT Road, 1st Floor,
 P.O. & P.S. Bowbazar, Kolkata-700073, (5) **SRI SANJAY KANSAL**,
 VOTER ID: - DKN5336623
 (PAN: ACKPA0003H & AADHAR NO. 727065005794) son of Late
 M P Kansal, by faith - Hindu, by occupation - Business, by
 Nationality - Indian, at 403/1, Dakshindari Road, Alcove Gloria,
 Tower - 2, Shop Room No. 9H, Post Office - Sreebhumi, P.S. - Lake
 Town, Kolkata - 700048 one of the director of **SILVER VILLA**
CONSTRUCTIONS PRIVATE LIMITED (PAN: AALCS5185L) a
 company incorporated under Companies Act, 1956 and having its
 registered office at P-17, New CIT Road, 1st Floor, P.O. & P.S.
 Bowbazar, Kolkata-700073, hereinafter referred to as the **OWNERS/**
DECLARANTS.

The declarants do hereby as follows :-

1. That the Governor of the state of West Bengal had sold, transferred and conveyed a plot of land measuring about 2 Cottahs 7 chittacks 18 sq. ft. lying and situated at Mouza - Patipukur, J.L. No. 24, plot no. 808A, of the development Scheme of the Government of West Bengal under Patipukur Township, under C.S. plot No. 40, P.S. - Dum Dum now Lake Town, District 24 Parganas

now North 24 Parganas unto and in favour of Suresh Chandra Kundu by a deed of conveyance dated 25th day of March, 1963 duly registered before the Sub Registrar Cossipore Dum Dum and recorded in Book No.I, Volume No. 40, pages 129 to 133, being no. 2637 for the year 1963 for a valuable consideration thereof free from all sorts of encumbrances.

2. That the said Suresh Chandra Kundu became the sole and absolute owner and seized and possessed of/or otherwise well and sufficiently entitled to inter-alia **ALL THAT** piece or parcel of land measuring about 2 Cottahs 7 chittacks 18 sq. ft. lying and situated at Mouza - Patipukur, J.L. No. 24, plot no. 808A, of the development Scheme of the Government of West Bengal under Patipukur Township, under C.S. plot No. 40, P.S. - Dum Dum now Lake Town, District 24 Parganas now North 24 Parganas and enjoying the right, title and interest thereof free from all sorts of encumbrances.

3. That the said Suresh Chandra Kundu recorded his name before South Dum Dum Municipality being Municipal Holding No.

731, Lake Town and constructed two storied building upon the said plot of land.

4. That the said Suresh Chandra Kundu died intestate on 16.12.1997 and leaving behind him surviving hiswife namely Niva Rani Kundu and three sons namely Ranjan Kundu, Nayan Kundu and Kalyan Kundu and one daughter namely Kalpana Kundu as his legal heirs and successors of the said deceased Suresh Chandra Kundu.

5. That the said Niva Rai Kundu, Ranjan Kundu, Nayan Kundu, Kalyan Kundu and Kalpana Kundu recorded their names before South Dum Dum Municipality being Municipal Holding No. 1327, previously 731, Lake Town, Block -A, Kolkata - 700 089 and pay rates and taxes regularly before the concern authority.

6. That the said Niva Rani Kundu died intestate on 07.07.2004 and leaving behind her surviving herthree sons namely Ranjan Kundu, Nayan Kundu and Kalyan Kundu and one daughter namely Kalpana Kundu as herlegal heirs and successors of the said deceased Niva Rani Kundu.

7. That the said Ranjan Kundu, Nayan Kundu, Kalyan Kundu and Kalpana Kundu became the joint owners and seized and possessed of/or otherwise well and sufficiently entitled to inter-alia **ALL THAT** piece or parcel of land measuring about 2 Cottahs 7 Chittacks 18 sq.ft. along with two storied building measuring about 800 sq. ft. on the ground floor and 800 sq. ft. on the first floor totaling 1600 sq. ft. lying and situated at Mouza - Patipukur, J.L. no. 24, Plot No. 808A, of the development Scheme of the Government of West Bengal under Patipukur Township, on the portion of C.S. Plot No. 40, being municipal Holding No. 1327 previously 731, Lake Town Block 'A', under Ward No. 30 within the limit of South Dum Dum Municipality, Kolkata - 700 089, P.S. - Dum Dum now Lake Town, District North 24 Parganas and enjoying the right, title and interest thereof free from all sorts of encumbrances, more fully and particularly mentioned described, enumerated, possessed and given under the **FIRST SCHEDULE** hereunder written.

8. That the Mahua Chatterjee Ghosh, Amlan Chatterjee and Smt. Chandra Chatterjee being the joint owners and seized and

possessed of/or otherwise well and sufficiently entitled had sold, transferred and conveyed the same **ALL THAT** piece or parcel of land measuring about 1 Cottahs 7 Chittacks 43 sq.ft. along with two storied building measuring about 800 sq. ft. on the ground floor and 800 sq. ft. on the first floor totaling 1600 sq. ft. lying and situated at Mouza - Patipukur, J.L. No. 24, Plot No. 812A, of the development Scheme of the Government of West Bengal under Patipukur Township, being Premises No. 812A, Lake Town Block 'A', being municipal Holding No. 1334, Lake Town, under Ward No. 30 within the limit of South Dum Dum Municipality, Kolkata - 700 089, P.S. - Dum Dum now Lake Town, District North 24 Parganas unto and in favour of Silver Villa Constructions Private Limited by a deed of Conveyance dated 15th of March duly registered in the office of the ADSR Bidhannagar Salt Lake City, and recorded in Book No.I, Volume No. 1504-2023, page 23627 to 23663, being no. 150400569 for the year 2023 against a valuable consideration there of free from all sorts of encumbrances.

9. That the said Silver Villa Constructions Private Limited became the sole and absolute owner and seized and possessed of/or

otherwise well and sufficiently entitled to inter-alia **ALL THAT** piece or parcel of land measuring about 1 Cottahs 7 Chittacks 43 sq.ft. along with two storied building measuring about 800 sq. ft. on the ground floor and 800 sq. ft. on the first floor totaling 1600 sq. ft. lying and situated at Mouza – Patipukur, J.L. no. 24, Plot No. 812A, of the development Scheme of the Government of West Bengal under Patipukur Township, being Premises No. 812A, Lake Town Block 'A', being municipal Holding No. 1334, Lake Town, under Ward No. 30 within the limit of South Dum Dum Municipality, Kolkata – 700089, P.S. – Dum Dum now Lake Town, District North 24 Parganas and enjoying the right, title and interest thereof free from all sorts of encumbrances, more fully and particularly mentioned described, enumerated, possessed and given under the **SECOND SCHEDULE** hereunder written.

10) That the said Silver Villa Construction Private Limited, recorded its name before South Dum Dum Municipality, being Municipal Holding No. 1334, Lake Town, being Premises No. 812A, Lake Town Block 'A', under Ward No. 30 within the limit of South Dum Dum Municipality, Kolkata – 700 089, P.S. – Dum Dum now

Lake Town, District North 24 Parganas and pay rates and taxes regularly to the concern authority.

11) That the said two properties being municipal Holding No. 1327, Lake Town and Premises No. 808A, Lake Town and another Holding No. 1334, Lake Town being Premises No. 812A, Lake Town Block 'A' Kolkata - 700 089 more fully described in the **FIRST & SECOND SCHEDULE** below are contiguous and adjacent to each other.

12) That for the development and better planning and constructing of the premises the owners/ declarants herein as per terms written of the above mentioned development agreement decided to get these two separate property being municipal Holding No. 1327, Lake Town and Premises No. 808A, Lake Town and Holding No. 1334, Lake Town being Premises No. 812A, Lake Town Block 'A' Kolkata - 700089 into a single unit bearing Holding No.: 1334 & Premises No. 812A, Lake Town, Block 'A', Ward No. 30, Kolkata - 700 089 as per municipal record by the South Dum Dum Municipality which more fully and particularly described in the

THIRD SCHEDULE hereunder written and they will get accordingly to their respective land share.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land measuring about 2 Cottahs 7 Chittacks 18 sq.ft. along with two storied building measuring about 800 sq. ft. on the ground floor and 800 sq. ft. on the first floor totaling 1600 sq. ft. lying and situated at Mouza – Patipukur, J.L. no. 24, Plot No. 808A,^{LR PLOT NO - 812} of the development Scheme of the Government of West Bengal under Patipukur Township, on the portion of C.S. Plot No. 40, being municipal Holding No. 1327 previously 731, Lake Town Block 'A', under Ward No. 30 within the limit of South Dum Dum Municipality, Kolkata – 700 089, P.S. – Dum Dum now Lake Town, District North 24 Parganas.

The said land is butted and bounded in the manner following:

- ON THE NORTH** : 12 ft. wide Road;
- ON THE SOUTH** : Other Plot;
- ON THE EAST** : Other Plot;
- ON THE WEST** : Other Plot;

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land measuring about 1 Cottahs 7 Chittacks 43 sq.ft. along with 50 years old cemented flooring, two storied building measuring about 800 sq. ft. on the ground floor and 800 sq. ft. on the first floor totaling 1600 sq. ft. lying and situated at Mouza - Patipukur, J.L. no. 24, ^{LR PLOT NO - 812} Plot No. 812A, of the development Scheme of the Government of West Bengal under Patipukur Township, being Premises No. 812A, Lake Town Block 'A', being municipal Holding No. 1334, Lake Town, under Ward No. 30 within the limit of South Dum Dum Municipality, Kolkata - 700089, P.S. - Dum Dum now Lake Town, District North 24 Parganas butted and bounded in the manner following:-

ON THE NORTH : By 12 ft. wide Road;
ON THE SOUTH : By other plot;
ON THE EAST : By Plot No. 808A;
ON THE WEST : By other plot.

THE THIRD SCHEDULE ABOVE REFERRED TO**(Amalgamated property)**

ALL THAT piece or parcel of land measuring about 3 Cottahs 15 Chittacks 16 sq.ft. along with two storied cemented flooring residential building measuring about 1600 sq. ft. on the ground floor & 1600 sq. ft. on the first floor totaling **3200 sq. ft.** lying and situated at Mouza - Patipukur, J.L. No. 24, ^{LR PLOT NO - 812} Plot No. 812A, of the Development Scheme of the Government of West Bengal under Patipukur Township, on the portion of C.S. Plot No. 40, being Premises No. 812A, Lake Town Block 'A', being municipal Holding No. 1334, Lake Town, under Ward No. 30 within the limit of South Dum Dum Municipality, Kolkata - 700 089, P.S. - Dum Dum now Lake Town, District North 24 Parganas butted and bounded in the manner following:-

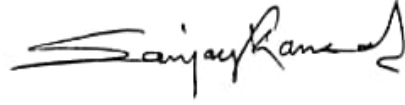
ON THE NORTH : By 12 ft. wide Road;

ON THE SOUTH : By Other Plot;

ON THE EAST : By Other Plot;

ON THE WEST : By Other Plot;

Dated ^{01st} ~~11th~~ AUGUST
day of Aug 2023.



SRI SANJAY KANSAL
Director of M/s. Silver Villa Realtors Pvt. Ltd.
and Constituted Attorney of
Ranjan Kundu & Others

WITNESSES :

1. *Jayen Kumar Pal*
P-890 Laketown,
Block-A, Kolkata-700089.

Declarant's No 1 to 4

(Represented by their constituted Attorney)

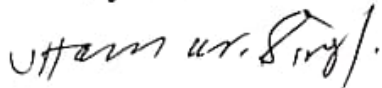
Silver Villa Constructions Pvt. Ltd.


Director

2. *Md. Awaith*
P-890. Laketown
Block-A. Kol-89.

DECLARANTS

Drafted by me:



Uttam Kumar Singh
Advocate
Sealdah Court Complex,
Room No. 101, 1st Floor,
Kolkata-700014
Enrolment No. F/26/199/07

SPECIMEN FORM FOR TEN FINGERPRINTS



Singh, Rajendra

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15022001911221/2023



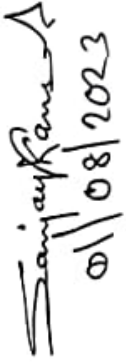


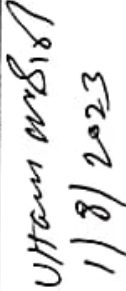
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANJAY KANSAL 403/1, Dakshindari Road, Alcove Gloria, Tower -2, Flat No. 9H, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700048	Attorney of Seller [Shri RANJAN KUNDU] ,[Shri NAYAN KUNDU] ,[Shri KALYAN KUNDU] ,[Smt KALPANA KUNDU] ,[Shri RANJAN KUNDU] ,[Shri NAYAN KUNDU] ,[Shri KALYAN KUNDU] ,[Smt KALPANA KUNDU]			



Query No:-15022001911221/2023, 01/08/2023 01:24:33

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SANJAY KANSAL 403/1, Dakshindari Road, Alcove Gloria, Tower -2, Flat No. 9H, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700048	Represent ative of Seller [SILVER VILLA CONSTR UCTIONS PRIVATE LIMITED] ,[SILVER VILLA CONSTR UCTIONS PRIVATE LIMITED]			 01/08/2023
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr UTTAM KUMAR SINGH Son of Late Shiv Sankar Singh Sealdah Court Complex, City:- , P.O:- Entally, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	Mr SANJAY KANSAL, Mr SANJAY KANSAL			 1/8/2023



(Rita Lepcha)
DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
II NORTH 24-PARGANAS
North 24-Parganas, West
Bengal



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



270720232014519808

GRIPS Payment Detail

GRIPS Payment ID:	270720232014519808	Payment Init. Date:	27/07/2023 12:46:41
Total Amount:	299716	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5820435776235	BRN Date:	27/07/2023 12:49:19
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor's Details

Depositor's Name: Mr SANJAY KANSAL
Mobile: 8017222213

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240145198098	Directorate of Registration & Stamp Revenue	299716
Total			299716

IN WORDS: TWO LAKH NINETY NINE THOUSAND SEVEN HUNDRED SIXTEEN 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



192023240145198098

GRN Details

GRN: 192023240145198098 Payment Mode: SBI Epay
GRN Date: 27/07/2023 12:46:41 Bank/Gateway: SBIEPay Payment Gateway
BRN : 5820435776235 BRN Date: 27/07/2023 12:49:19
Gateway Ref ID: 0700030732 Method: ICICI Bank - Corporate NB
GRIPS Payment ID: 270720232014519808 Payment Init. Date: 27/07/2023 12:46:41
Payment Status: Successful Payment Ref. No: 2001911221/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SANJAY KANSAL
Address: 403/1 DAKSHINDARI ROAD KOLKATA 700048
Mobile: 8017222213
EMail: silvervilla@rediffmail.com
Period From (dd/mm/yyyy): 27/07/2023
Period To (dd/mm/yyyy): 27/07/2023
Payment Ref ID: 2001911221/1/2023
Dept Ref ID/DRN: 2001911221/1/2023

Payment Details

Sr. No.	Payment Ref. No.	Head of A/C Description	Branch of A/C	Amount (₹)
1	2001911221/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	99914
2	2001911221/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	199802
			Total	299716

IN WORDS: TWO LAKH NINETY NINE THOUSAND SEVEN HUNDRED SIXTEEN ONLY.

Major Information of the Deed

Deed No :	I-1502-05999/2023	Date of Registration	04/08/2023
Query No / Year	1502-2001911221/2023	Office where deed is registered	
Query Date	26/07/2023 1:59:22 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	UTTAM KUMAR SINGH Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830079802, Status : Advocate		
Transaction	Additional Transaction		
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,99,78,750/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 99,924/- (Article:23)	Rs. 1,99,834/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, Premises No: 812A, , Ward No: 030, Holding No:1334 JI No: 24, Pin Code : 700089

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-812 (RS :-)		Bastu	Bastu	2 Katha 7 Chatak 18 Sq Ft		1,10,81,250/-	Property is on Road

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, , Ward No: 030 JI No: 24, Pin Code : 700089

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-812 (RS :-)		Bastu	Bastu	1 Katha 7 Chatak 43 Sq Ft		67,37,500/-	Property is on Road
Grand Total :					6.5336Dec	0 /-	178,18,750 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3200 Sq Ft.	0/-	21,60,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3200 sq ft	0 /-	21,60,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri RANJAN KUNDU Son of Late Suresh Chandra Kundu 808A, Lake Town, Block -A,, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cqxxxxxx6e, Aadhaar No: 46xxxxxxx7089, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Shri NAYAN KUNDU Son of Late Suresh Chandra Kundu P808/a, Lake Town, Block -A,, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cfxxxxxx2n, Aadhaar No: 64xxxxxxx8549, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Shri KALYAN KUNDU Son of Late Suresh Chandra Kundu 814, Lake Town, Block -A,, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BMxxxxxx8M, Aadhaar No: 25xxxxxxx2637, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Smt KALPANA KUNDU Wife of Shri Swapan Kundu 808A, Lake Town, Block -A,, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx2R, Aadhaar No: 73xxxxxxx0236, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED P-17, New CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri RANJAN KUNDU Son of Late Suresh Chandra Kundu 808A, Lake Town, Block -A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cqxxxxxx6e, Aadhaar No: 46xxxxxxx7089, Status :Individual, Executed by: Attorney
2	Shri NAYAN KUNDU Son of Late Suresh Chandra Kundu P808/a, Lake Town, Block -A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CFxxxxxx2N, Aadhaar No: 64xxxxxxx8549, Status :Individual, Executed by: Attorney
3	Shri KALYAN KUNDU Son of Late Suresh Chandra Kundu 814, Lake Town, Block -A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BMxxxxxx8M, Aadhaar No: 25xxxxxxx2637, Status :Individual, Executed by: Attorney
4	Smt KALPANA KUNDU Wife of Shri Swapan Kundu 808A, Lake Town, Block -A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx2R, Aadhaar No: 73xxxxxxx0236, Status :Individual, Executed by: Attorney
5	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED P-17, NEW CIT Road, 1st Floor,, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SANJAY KANSAL (Presentant) Son of Late M P KANSAL Director, SILVER VILLA REALTORS PRIVATE LIMITED , P-17, New CIT Road 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , 403/1, Dakshindari Road, Alcove Gloria, Tower -2, Flat No. 9H, City:- , P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3H, Aadhaar No: 72xxxxxxxx5794 Status : Attorney, Attorney of : Shri RANJAN KUNDU, Shri NAYAN KUNDU, Shri KALYAN KUNDU, Smt KALPANA KUNDU, Shri RANJAN KUNDU, Shri NAYAN KUNDU, Shri KALYAN KUNDU, Smt KALPANA KUNDU</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SANJAY KANSAL Son of Late M P KANSAL 403/1, Dakshindari Road, Alcove Gloria, Tower -2, Flat No. 9H, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3H, Aadhaar No: 72xxxxxxxx5794 Status : Representative, Representative of : SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED (as Director), SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED (as Director)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr UTTAM KUMAR SINGH Son of Late Shiv Sankar Singh Sealdah Court Complex, City:- , P.O:- Entally, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014</p>			

Identifier Of Mr SANJAY KANSAL, Mr SANJAY KANSAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RANJAN KUNDU	Shri RANJAN KUNDU-0.162525 Dec,Shri NAYAN KUNDU-0.162525 Dec,Shri KALYAN KUNDU-0.162525 Dec,Smt KALPANA KUNDU-0.162525 Dec,SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.162525 Dec
2	Shri NAYAN KUNDU	Shri RANJAN KUNDU-0.162525 Dec,Shri NAYAN KUNDU-0.162525 Dec,Shri KALYAN KUNDU-0.162525 Dec,Smt KALPANA KUNDU-0.162525 Dec,SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.162525 Dec
3	Shri KALYAN KUNDU	Shri RANJAN KUNDU-0.162525 Dec,Shri NAYAN KUNDU-0.162525 Dec,Shri KALYAN KUNDU-0.162525 Dec,Smt KALPANA KUNDU-0.162525 Dec,SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.162525 Dec
4	Smt KALPANA KUNDU	Shri RANJAN KUNDU-0.162525 Dec,Shri NAYAN KUNDU-0.162525 Dec,Shri KALYAN KUNDU-0.162525 Dec,Smt KALPANA KUNDU-0.162525 Dec,SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.162525 Dec
5	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED	Shri RANJAN KUNDU-0.162525 Dec,Shri NAYAN KUNDU-0.162525 Dec,Shri KALYAN KUNDU-0.162525 Dec,Smt KALPANA KUNDU-0.162525 Dec,SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.162525 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri RANJAN KUNDU	Shri RANJAN KUNDU-0.0988167 Dec, Shri NAYAN KUNDU-0.0988167 Dec, Shri KALYAN KUNDU-0.0988167 Dec, Smt KALPANA KUNDU-0.0988167 Dec, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.0988167 Dec
2	Shri NAYAN KUNDU	Shri RANJAN KUNDU-0.0988167 Dec, Shri NAYAN KUNDU-0.0988167 Dec, Shri KALYAN KUNDU-0.0988167 Dec, Smt KALPANA KUNDU-0.0988167 Dec, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.0988167 Dec
3	Shri KALYAN KUNDU	Shri RANJAN KUNDU-0.0988167 Dec, Shri NAYAN KUNDU-0.0988167 Dec, Shri KALYAN KUNDU-0.0988167 Dec, Smt KALPANA KUNDU-0.0988167 Dec, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.0988167 Dec
4	Smt KALPANA KUNDU	Shri RANJAN KUNDU-0.0988167 Dec, Shri NAYAN KUNDU-0.0988167 Dec, Shri KALYAN KUNDU-0.0988167 Dec, Smt KALPANA KUNDU-0.0988167 Dec, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.0988167 Dec
5	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED	Shri RANJAN KUNDU-0.0988167 Dec, Shri NAYAN KUNDU-0.0988167 Dec, Shri KALYAN KUNDU-0.0988167 Dec, Smt KALPANA KUNDU-0.0988167 Dec, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.0988167 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri RANJAN KUNDU	Shri RANJAN KUNDU-128.00000000 Sq Ft, Shri NAYAN KUNDU-128.00000000 Sq Ft, Shri KALYAN KUNDU-128.00000000 Sq Ft, Smt KALPANA KUNDU-128.00000000 Sq Ft, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-128.00000000 Sq Ft
2	Shri NAYAN KUNDU	Shri RANJAN KUNDU-128.00000000 Sq Ft, Shri NAYAN KUNDU-128.00000000 Sq Ft, Shri KALYAN KUNDU-128.00000000 Sq Ft, Smt KALPANA KUNDU-128.00000000 Sq Ft, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-128.00000000 Sq Ft
3	Shri KALYAN KUNDU	Shri RANJAN KUNDU-128.00000000 Sq Ft, Shri NAYAN KUNDU-128.00000000 Sq Ft, Shri KALYAN KUNDU-128.00000000 Sq Ft, Smt KALPANA KUNDU-128.00000000 Sq Ft, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-128.00000000 Sq Ft
4	Smt KALPANA KUNDU	Shri RANJAN KUNDU-128.00000000 Sq Ft, Shri NAYAN KUNDU-128.00000000 Sq Ft, Shri KALYAN KUNDU-128.00000000 Sq Ft, Smt KALPANA KUNDU-128.00000000 Sq Ft, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-128.00000000 Sq Ft
5	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED	Shri RANJAN KUNDU-128.00000000 Sq Ft, Shri NAYAN KUNDU-128.00000000 Sq Ft, Shri KALYAN KUNDU-128.00000000 Sq Ft, Smt KALPANA KUNDU-128.00000000 Sq Ft, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-128.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, Premises No: 812A, , Ward No: 030, Holding No:1334 JI No: 24, Pin Code : 700089

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 812		Seller is not the recorded Owner as per Applicant.

istrict: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza:
atipukur, , Ward No: 030 JI No: 24, Pin Code : 700089

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 812		Seller is not the recorded Owner as per Applicant.

On 01-08-2023

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

Presented for registration at 18:15 hrs on 01-08-2023, at the Private residence by Mr SANJAY KANSAL .

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 1,99,78,750/-

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

Execution is admitted on 01-08-2023 by Mr SANJAY KANSAL, Director, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED, P-17, New CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073; Director, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED, P-17, NEW CIT Road, 1s Floor., City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr UTTAM KUMAR SINGH, , Son of Late Shiv Sankar Singh, Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Mr SANJAY KANSAL, Director, SILVER VILLA REALTORS PRIVATE LIMITED , P-17, New CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 as constituted attorney for 1. Shri RANJAN KUNDU 808A, Lake Town, Block -A,, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, 2. Shri NAYAN KUNDU P808/a, Lake Town, Block -A,, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, 3. Shri KALYAN KUNDU 814, Lake Town, Block -A,, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, 4. Smt KALPANA KUNDU 808A, Lake Town, Block -A,, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, 5. Shri RANJAN KUNDU 808A, Lake Town, Block -A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, 6. Shri NAYAN KUNDU P808/a, Lake Town, Block -A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, 7. Shri KALYAN KUNDU 814, Lake Town, Block -A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - /00089, 8. Smt KALPANA KUNDU 808A, Lake Town, Block -A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089 is admitted by him

Indetified by Mr UTTAM KUMAR SINGH, , Son of Late Shiv Sankar Singh, Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Rita Lepcha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal

On 02-08-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,99,834.00/- (A(1) = Rs 1,99,788.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 1,99,802/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/07/2023 12:49PM with Govt. Ref. No: 192023240145198098 on 27-07-2023, Amount Rs: 1,99,802/-, Bank: SBI EPay (SBIEPay), Ref. No. 5820435776235 on 27-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 99,914/- and Stamp Duty paid by by online = Rs 99,914/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/07/2023 12:49PM with Govt. Ref. No: 192023240145198098 on 27-07-2023, Amount Rs: 99,914/-, Bank SBI EPay (SBIEPay), Ref. No. 5820435776235 on 27-07-2023, Head of Account 0030-02-103-003-02



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On: 04-08-2023

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 : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,99,834.00/- (A(1) = Rs 1,99,788.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 99,914/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 169880, Amount: Rs.10.00/-, Date of Purchase: 12/06/2023, Vendor name: S Chatterjee



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2023, Page from 158932 to 158960
being No 150205999 for the year 2023.



Digitally signed by RITA LEPCHA
Date: 2023.08.04 13:24:40 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2023/08/04 01:24:40 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)