

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

77AB 530379

Certify that the document is admitted to registration. The signature sheet and the endorsement sheets attached with this document are the original of this document.

Addl. District Sub-Registrar
Bishnupur, (Salt Lake City)

15 MAR 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 15th
day of March, Two Thousand Twenty Three (2023).

B E T W E E N

15.3.2023
12:03 hr.
200669034/2023

(H) **SMT. MAHUA CHATTERJEE GHOSH, PAN: AFDPC1778F, Aadhaar No. 6411 1851 2558**, wife of Arindam Ghosh and daughter of Late Sunil Kumar Chatterjee, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 38/63, Adyanath Saha Road, Sushil Niwas, Flat No. 2C, 2nd floor, P.O. - Sreebhumi, P.S. - Lake Town, Kolkata- 700 048, (2) **SRI AMLAN CHATTERJEE, PAN: BBTPC5591H, Aadhaar No. 2389 8546 5811**, son of Late Badal Kumar Chatterjee, by faith - Hindu, by Occupation - Service, by Nationality - India, residing at J/23A, Baghajatin Station Road, Jadavpur, P.O. - Jadavpur University, P.S. - Jadavpur, Kolkata - 700032, District - South 24-Parganas, (3) **SMT. CHANDRA CHATTERJEE, PAN: BDVPC1151K, Aadhaar No. 5993 2966 9732**, wife of Swapan Chatterjee, by faith - Hindu, by Occupation - Housewife, by Nationality - India, residing at 812A, Lake Town, Block - A, P.O. - Lake Town, P.S. - Lake Town, Kolkata - 700089, District North 24 Parganas, hereinafter jointly called and referred to as the **"OWNERS/VENDORS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

A N D

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, represented by its one of the Director **SRI SANJAY KANSAL, (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, hereinafter called and referred to as the "**PURCHASER**" (which expression, unless repugnant to the context or meaning thereof, shall be deemed to mean and include its successors-in-interest and/or assigns) of the **SECOND PART**.

A N D

MOHAMMAD AWAISH QURAIHI (PAN: AAFPQ2638F & AADHAR NO. 9539 5769 4451) son of Talat Masood, by faith - Muslim, by occupation - Service, by Nationality - Indian, residing at 97/B, Taltala Lane, Post Office - Entally, P.S. - Taltala, Kolkata - 700014, hereinafter called and referred to as the **CONFIRMING PARTY** (which expression, unless repugnant to the context or meaning thereof, shall be deemed to mean and include his heirs, successors, legal representative, assignees and/or assigns) of the **THIRD PART**.

WHEREAS the Governor of the state of West Bengal sold, transferred and conveyed a plot of land measuring about 1 Cottah 7 chittacks 43 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, P.S. - Dum Dum now Lake Town, District 24 Parganas now North 24 Parganas unto and in favour of Bina Chatterjee alias Binapani Chatterjee by a deed of conveyance duly registered before the Sub Registrar Cossipore Dum Dum for the year 1963 for a valuable consideration thereof free from all sorts of encumbrances.

AND WHEREAS the said Bina Chatterjee alias Binapani Chatterjee 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 Cottah 7 chittacks 43 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, 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.

AND WHEREAS the said Bina Chatterjee alias Binapani Chatterjee recorded her name before South Dum Dum Municipality and constructed two storied building upon the said plot of land.

AND WHEREAS the said Bina Chatterjee alias Binapani Chatterjee died intestate on 11.05.1999 and leaving behind her surviving her husband namely Anil Kumar Chatterjee and three sons namely Sunil Kumar Chatterjee, Badal Kumar Chatterjee, and one daughter in law Smt. Chandra Chatterjee wife of Swapan Chatterjee (Swapan Chatterjee son of Bina Chatterjee alias Binapani Chatterjee predeceased him 10.06.1997) as her legal heirs and successors of the said deceased Bina Chatterjee alias Binapani Chatterjee. ✓

AND WHEREAS the said Anil Kumar Chatterjee died intestate on 09.12.2005 and leaving behind him surviving his two sons namely Sunil Kumar Chatterjee and Badal Kumar Chatterjee and one daughter in law Smt. Chandra Chatterjee wife of Swapan Chatterjee as his legal heirs and successors of the said deceased Anil Kumar Chatterjee.

AND WHEREAS the said Sunil Kumar Chatterjee died intestate on 12.09.2011 and his wife namely Ranu Chatterjee died intestate of 01.10.2011 and leaving behind their only daughter Smt. Mahua

Chatterjee Ghosh as their legal heirs and successors of the said deceased namely Sunil Kumar Chatterjee and Ranu Chatterjee.

AND WHEREAS the said Badal Kumar Chatterjee died intestate on 05.09.2008 and his wife namely Aparajita Chatterjee died intestate on 07.10.2015 and leaving behind their only son Amlan Chatterjee, as their legal heirs and successors of the said deceased namely Badal Kumar Chatterjee and Aparajita Chatterjee.

AND WHEREAS the said Mahua Chatterjee Ghosh, Amlan Chatterjee and Smt. Chandra Chatterjee 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 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 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 **SCHEDULE** hereunder written.

AND WHEREAS the said Mahua Chatterjee Ghosh, Amlan Chatterjee and Smt. Chandra Chatterjee, the Owners/Vendors herein is searching for intending Purchaser or Purchasers herein being aware of such sale have approached the Owners/Vendors for sale, transfer of the property which is more fully and particularly described in the **SCHEDULE**.

AND WHEREAS the confirming party herein is a tenant under the control of the owners/vendors/first part herein and it is agreed that the confirming party shall vacant his possession and surrender his tenancy against a consideration amounting of **Rs.15,00,000/- (Rupees Fifteen Lakhs) only** and the purchaser shall pay a sum of Rs.15,00,000/- (Rupees Fifteen Lakhs) only to the confirming party as a compensation and the same will be payable at the time of registration of this Deed of Conveyance and the confirming party received and acknowledge the same as per memo of consideration Part - II.

AND WHEREAS the said Mahua Chatterjee Ghosh, Amlan Chatterjee and Smt. Chandra Chatterjee, the owners/vendors herein have agreed to sell and transfer and Purchaser have agreed to purchase and acquire 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, more fully and particularly described in the **SCHEDULE** hereunder free from all sorts of encumbrances, charges, lines, lispdens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever and all being agreed thereof and for the total consideration memo of **Rs.60,00,000/- (Rupees Sixty Lakh) only.**

NOW THIS DEED OF CONVEYANCE WITNESSETH that in consideration of the same of **Rs.60,00,000/- (Rupees Sixty Lakh) only** paid by the Purchaser herein to the Owners/Vendors and confirming party herein at or before the execution of these presents, the receipt whereof the Owners/Vendors and confirming party herein doth hereby admit and acknowledge by the intent paragraph and also by a memo of consideration Part I and Part -II hereunder written and/or given and of

and from the same and every part thereof acquit, reliable, exonerate discharge, demise, devise, grant, provide and give the Purchaser herein, its successors, successors-in-interest and assigns, the said property doth hereby grant, transfer, convey, assign and assure forever to the Purchaser, their heirs, representatives, successors, administrators, executors and assigns, free from all sons of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatsoever from any persons whomsoever and corner and manner whatever and debts and adverse claims whatsoever and **ALL THAT** the **SCHEDULE** property **AND HOWSOEVER OTHERWISE** the said property and land and any part thereof now are or is or at any time heretofore was situated butted and bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all the areas, drains, water courses, ways/paths, passages, rights, lights, advantages, easements, privileges, emoluments, appendages and appurtenances of the Schedule property and **WHATSOEVER** belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenant thereto and all the estates, interests, claims and demands whatsoever of the Owners/Vendors herein at law and in equity into, upon, over and

concerning the said property or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there from hereby granted or expressed or intended so to be unto and to the use of the Purchaser herein, its successors, successors-in-interests and assigns absolutely and forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said property hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the Owners/Vendors herein or any other person or persons from whom she may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said property and every part thereof hereby granted, conveyed and transferred or expressed or to intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, lispendences, debts, attachments, hindrances, acquisitions, requisitions, dues and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owners/Vendors herein or her ancestors or predecessors-in-title made done or executed or knowingly suffered to the contrary the Owners/Vendors herein is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said

property hereby granted and conveyed or intended so to be unto and to the Purchaser herein absolutely and forever free from all encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments debts, dues, acquisitions, requisitions and adverse claims **AND THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the Owners/Vendors herein or his ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Owners/Vendors herein is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to before a perfect and indefeasible estate of inheritance without any conditions use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such, act, deed, matter or thing whatsoever aforesaid the Owners/Vendors herein have good right, full power and absolute authority and indefeasible right, title and interest and is well and sufficiently entitled to grant, transfer, convey, assign and assure the said presently hereby granted and expressed so to be unto and to the use of the Purchaser herein, in the manner aforesaid, its successors, successors-in-interests and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property in the manner

aforesaid without any lawful eviction, interruption, claim or demand from and by the Owners/Vendors herein or any person or persons lawfully and equitably claiming under or in trust for the Owners/Vendors herein or their heirs, representatives, successors, administrators, executors and assigns and also free from all encumbrances, charges, attachments, liens, lispendenses, adverse claims, debts and hindrances whatsoever made or suffered by the Owners/Vendors herein their ancestors or predecessors-in-title **AND FURTHER** the Owners/Vendors herein covenants with the Purchaser herein, its successors, successors-in-interests and assigns that the said property or any part thereof has not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Development Authority or any Improvement Trust AND the Owner/Vendor herein and all person under him shall and will from time and at all times hereafter at the request and costs of the Purchaser herein, its successors, successors-in-interests and assigns do and execute or cause to be done and executed such acts, deeds, matter and things whatsoever for further better and more perfectly assuring the said property unto and to the use of the Purchaser herein its successors, successors-in-interests and assigns at all reasonable times upon prior

notice and at the costs of the Purchaser herein and persons claiming under it and the Owners/Vendors herein shall take all reasonable steps and execute and register all relevant documents relating to the said property hereby conveyed.

**IT IS HEREBY FURTHER DECLARED BY THE OWNERS/ VENDORS
HEREIN THAT:**

1. That Schedule property hereunder written and/or given is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstructions whatever from any person whomsoever and corner and manner whatever.
2. The Purchaser herein is having the absolute and unfettered right, title and interest at and upon the Schedule property hereunder written and/or given and is having full right, title and interest to alienate, transfer, demise, device, grant and provide the same to any person whomsoever for valuable consideration's within without encumbrances, charges, liens, lispendences, demands, claims hindrances, attachments, debts, dues, acquisitions and requisitions

whatsoever without any interference, disturbance and obstructions' whatever from any person whomsoever and corner and manner whatsoever as per the choice and discretion of the Purchaser herein.

3. The Purchaser herein shall be having all the right, title and interest to mortgage and transfer the Schedule property hereunder written and/or given permanently or otherwise unto and in favour of any person, body corporate, financial institution and other as per the choice and discretion of the Purchaser herein with or without encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interferences, disturbances and obstruction whatever from any person whosesoever and corner and manner whatever as per the choice and discretion of the purchase herein.
4. The Owners/Vendors herein state and declare further that the Owners/Vendors herein have delivered all the papers and documents relating to the Schedule property hereunder written and/or given in original and photocopy whatsoever the case may be as per the applicability.

5. The Owners/Vendors herein further declare and state that the Owners/Vendors have not deposited any original Title Deed/s in connection with the property herein conveyed, alienated, transferred, demised, devised, provided and given hereby unto and in favour of the Purchaser herein with the executor and registration of the presents in any financial institution by way of equitable mortgage against any loan from any persons, body corporate, financial institution and others encumbrances charges, liens, lispendences, demands, claims, hindrances, attachments debts dues, acquisitions and requisition whatsoever without any interference, disturbances and obstructions whatever from any person whomsoever and corner and manner whatever.

THE 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, 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 along With all easements rights thereon areas yards ways, paths, passages, water, water courses, drains, lights, rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the said plot belonging or in anywise appertaining to or with the same or any part thereof and delineated in the Map or Plan, 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.

IN WITNESS WHEREOF the parties hereto hereunto set and subscribed their hand and seals on the day, month and year first above written.

SIGNED & DELIVERED by the Parties
at Kolkata in the presence of: -

1. Ansum Kumar Pal
P-899, Lakshminagar,
Block - A,
Kolkata - 700089.

Mahua Chatterjee Choudhury
Amlan Chatterjee
Chandra Chatterjee

SIGNATURE OF THE OWNERS/
VENDORS

2. Brahm Bhattecharya
P-17, New CIT Road
Kolkata - 700073

Silver Villa Constructions Pvt. Ltd.



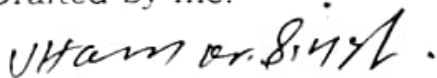
Director

SIGNATURE OF THE PURCHASER



SIGNATURE OF THE CONFIRMING PARTY

Drafted by me:



UTTAM KUMAR SINGH

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

MEMO OF CONSIDERATIONPart -I

RECEIVED of and from the within named Purchaser a sum of Rs.45,00,000/- (Rupees Forty Five Lakh) only as entire consideration money of the said property as per Memo given below: -

MEMO

<u>Date</u>	<u>Cheque no.</u>	<u>Drawn on</u>	<u>Amount</u>
14-03-2023	ONLINE	TD@ 1%	45,000/-
12-03-2023	S.B.I. (028720)		200000/-
12-03-2023	S.B.I. (028721)		200000/-
12-03-2023	S.B.I. (028722)		200000/-
14-03-2023	S.B.I. (028724)		1285000/-
14-03-2023	ICICI BANK. (000435)		1285000/-
14-03-2023	HDFC BANK. (000484)		1285000/-
Total			Rs.45,00,000/-

(Rupees Forty Five Lakh) only

1. *Sum Kumar PN*

Mahua Chatterjee Ghosh

Anon Chatterjee

Chandra Chatterjee

SIGNATURE OF THE OWNERS/
VENDORS

2. *Sum Bhattacharya*

MEMO OF CONSIDERATION
(PART - II)

RECEIVED of and from the withinnamed Confirming Party a sum of Rs.15,00,000/- (Rupees Fifteen Lakhs) only as consideration money of the said property as per Memo given below: -

M E M O

<u>Date</u>	<u>Cheque no.</u>	<u>Drawn on</u>	<u>Amount</u>
14-03-2023	028725	SBI	800000/-
14-03-2023	028726	SBI	6,85,000/-
14-03-2023	ONLINE	TDS @ 1%	15000/-

Total Rs.15,00,000/-

(Rupees Fifteen Lakhs) only

WITNESSES :

1. *Laxmi Kumar Pr*

2. *Baun Bhattacharya*

Agarwal

SIGNATURE OF THE CONFIRMING
PARTY

GOVT. OF WEST BENGAL
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230333076188

GRN Details

GRN: 192022230333076188 Payment Mode: SBI Epay
GRN Date: 15/03/2023 12:41:10 Bank/Gateway: SBIPay Payment Gateway
BRN : 8708454330929 BRN Date: 15/03/2023 12:41:50
Gateway Ref ID: 230742915684 Method: HDFC Retail Bank NB
GRIPS Payment ID: 150320232033307617 Payment Init. Date: 15/03/2023 12:41:10
Payment Status: Successful Payment Ref. No: 2000669034/12/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Sanjay Kansal
Address: P890 Laketown Block A Kolkata, West Bengal, 700089
Mobile: 8017222213
Depositor Status: Others
Query No: 2000669034
Applicant's Name: Mr UTTAM KUMAR SINGH
Address: A.D.S.R. BIDHAN NAGAR
Office Name: A.D.S.R. BIDHAN NAGAR
Identification No: 2000669034/12/2023
Remarks: Sale, Sale Document Payment No 12
Period From (dd/mm/yyyy): 15/03/2023
Period To (dd/mm/yyyy): 15/03/2023

I - 569/2023

Payment Details

No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2000669034/12/2023	Property Registration- Stamp duty	0030-02-103-003-02	9180
2	2000669034/12/2023	Property Registration- Registration Fees	0030-03-104-001-16	2295
Total				11475

IN WORDS: ELEVEN THOUSAND FOUR HUNDRED SEVENTY FIVE ONLY.



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



140320232033226902

GRIPS Payment Detail

GRIPS Payment ID: 140320232033226902 Payment Init. Date: 14/03/2023 18:34:04
Total Amount: 337829 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 1019439499425 BRN Date: 14/03/2023 18:36:39
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr SANJAY KANSAL
Mobile: 8017222213

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230332269038	Directorate of Registration & Stamp Revenue	337829
Total			337829

IN WORDS: THREE LAKH THIRTY SEVEN THOUSAND EIGHT HUNDRED TWENTY NINE ONLY.

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

I - 569/2023



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



192022230332269038

GRN Details

GRN: 192022230332269038 Payment Mode: SBI Epay
GRN Date: 14/03/2023 18:34:04 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1019439499425 BRN Date: 14/03/2023 18:36:39
Gateway Ref ID: 230732419374 Method: HDFC Retail Bank NB
GRIPS Payment ID: 140320232033226902 Payment Init. Date: 14/03/2023 18:34:04
Payment Status: Successful Payment Ref. No: 2000669034/5/2023
(Query No*/Query Year)

Depositor Details

Depositor's Name: Mr SANJAY KANSAL
Address: 403/1 DAKSHINDARI ROAD FLAT 9H ALCOVE GLORUA
Mobile: 8017222213
Period From (dd/mm/yyyy): 14/03/2023
Period To (dd/mm/yyyy): 14/03/2023
Payment Ref ID: 2000669034/5/2023
Dept Ref ID/DRN: 2000669034/5/2023

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2000669034/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	258256
2	2000669034/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	79573
			Total	337829

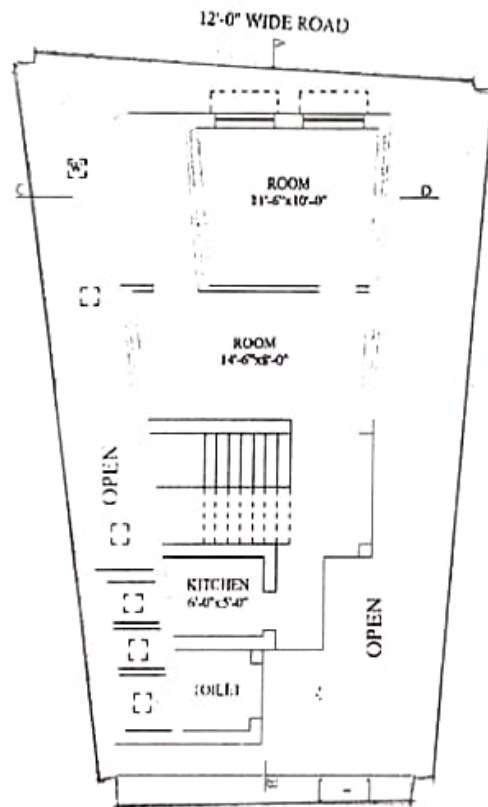
IN WORDS: THREE LAKH THIRTY SEVEN THOUSAND EIGHT HUNDRED TWENTY NINE ONLY.



Handwritten mark

SALE DEED PLAN

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, 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



15.3.2023

SOLD FLAT SHOWN IN RED BORDER.

SIGNATURE OF THE OWNER / VENDOR

Mahua Chatterjee Ghosh
Amrita Chatterjee Chandra Chatterjee

SIGNATURE OF THE PURCHASER

Silver Villa Constructions Pvt. Ltd.

Sanjay Kumar

Director

SIGNATURE OF THE CONFIRMING PARTY

Agarwal

SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjay Kumar

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



Madhu Chatterjee

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



Anshu Chatterjee

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



Chandra Chatterjee

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

SPECIMEN FORM FOR TEN FINGERPRINTS

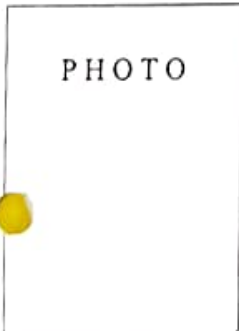


Aguaishi

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



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



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



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

Major Information of the Deed

Deed No :	I-1504-00569/2023	Date of Registration	15/03/2023
Deed No / Year	1504-2000669034/2023	Office where deed is registered	
Query Date	14/03/2023 6:02:18 AM	A.D.S.R. BIDHAN NAGAR, 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		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
SetForth value:-	Market Value:-		
Rs. 60,00,000/-	Rs. 66,85,376/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 2,67,446/- (Article:23)	Rs. 81,868/- (Article:A(1), E, B)		
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: 30, 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-2099 (RS :-)		Bastu	Bastu	1 Katha 7 Chatak 43 Sq Ft	55,00,000/-	57,26,876/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					2.4704Dec	55,00,000 /-	57,26,876 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
	On Land L1	1600 Sq Ft.	5,00,000/-	9,58,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	5,00,000 /-	9,58,500 /-	

Details :



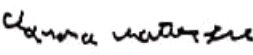
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs MAHUA CHATTERJEE GHOSH Wife of Mr Arindam Ghosh Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office	 15/03/2023	 LTI 15/03/2023	 15/03/2023




38/63, Adyanath Saha Road, Sushil Niwas, Flat No. 2C, 2nd Floor, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx8f, Aadhaar No: 64xxxxxxxx2558, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
2 Shri AMLAN CHATTERJEE Son of Late Badal Kumar Chatterjee Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office	 15/03/2023	 LTI 15/03/2023	 15/03/2023

J/23A, BAGHAJATIN STATION ROAD, JADAVPUR, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBxxxxxx1H, Aadhaar No: 23xxxxxxxx5811, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
3 Smt CHANDRA CHATTERJEE Wife of Mr SWAPAN CHATTERJEE Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office	 15/03/2023	 LTI 15/03/2023	 15/03/2023



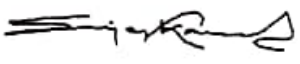


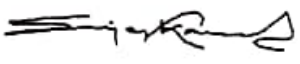


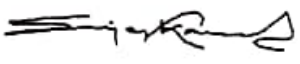
812A, Lake Town, Block -A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDxxxxxx1K, Aadhaar No: 59xxxxxxxx9732, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
MOHAMMAD AWAISH QURAISHI Son of Mr Talat Masood Executed by: Self, Date of Execution: 15/03/2023 Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office			
15/03/2023	LTI 15/03/2023	15/03/2023	
97/B, Taltala Lane, City:- Kolkata, P.O:- Entally, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: aaxxxxxx8f, Aadhaar No: 95xxxxxxxx4451, Status :Confirming Party, Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office			



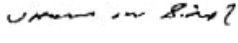
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SANJAY KANSAL (Presentant) Son of Late M P KANSAL Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 15 2023 12:51PM</td> <td>LTI 15/03/2023</td> <td>15/03/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SANJAY KANSAL (Presentant) Son of Late M P KANSAL Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office				Mar 15 2023 12:51PM	LTI 15/03/2023	15/03/2023	
Name	Photo	Finger Print	Signature										
Mr SANJAY KANSAL (Presentant) Son of Late M P KANSAL Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office													
Mar 15 2023 12:51PM	LTI 15/03/2023	15/03/2023											
403/1, Dakshindari Road, Alcove Gloria, Tower -2,, 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)													

Identifier Details :

Name	Photo	Finger Print	Signature
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			
15/03/2023	15/03/2023	15/03/2023	

Of Mrs MAHUA CHATTERJEE GHOSH, Shri AMLAN CHATTERJEE, Smt CHANDRA CHATTERJEE,
AMAD AWAISH QURAISHI, Mr SANJAY KANSAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MAHUA CHATTERJEE GHOSH	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.823472 Dec
2	Shri AMLAN CHATTERJEE	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.823472 Dec
3	Smt CHANDRA CHATTERJEE	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.823472 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs MAHUA CHATTERJEE GHOSH	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-533.33333300 Sq Ft
2	Shri AMLAN CHATTERJEE	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-533.33333300 Sq Ft
3	Smt CHANDRA CHATTERJEE	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-533.33333300 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: 30, 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:- 2099		Seller is not the recorded Owner as per Applicant.

15-03-2023

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.

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

Presented for registration at 12:28 hrs on 15-03-2023, at the Office of the A.D.S.R. BIDHAN NAGAR 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 66,85,376/-

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

Execution is admitted on 15/03/2023 by 1. Mrs MAHUA CHATTERJEE GHOSH, Wife of Mr Arindam Ghosh, 38/63, Adyanath Saha Road, Sushil Niwas, Flat No. 2C, 2nd Floor, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Shri AMLAN CHATTERJEE, Son of Late Badal Kumar Chatterjee, J/23A, BAGHAJATIN STATION ROAD, JADAVPUR, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 3. Smt CHANDRA CHATTERJEE, Wife of Mr SWAPAN CHATTERJEE, 812A, Lake Town, Block -A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife, 4. MOHAMMAD AWAISH QURAISHI, Son of Mr Talat Masood , 97/B, Taltala Lane, P.O: Entally, Thana: Taltola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Muslim, by Profession Service
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

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

Execution is admitted on 15-03-2023 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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 81,868.00/- (A(1) = Rs 66,854.00/- ,B = Rs 15,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 81,868/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/03/2023 6:36PM with Govt. Ref. No: 192022230332269038 on 14-03-2023, Amount Rs: 79,573/-, Bank: SBI EPay (SBlePay), Ref. No. 1019439499425 on 14-03-2023, Head of Account 0030-03-104-001-16
Online on 15/03/2023 12:41PM with Govt. Ref. No: 192022230333076188 on 15-03-2023, Amount Rs: 2,295/-, Bank: SBI EPay (SBlePay), Ref. No. 8708454330929 on 15-03-2023, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 2,67,436/- and Stamp Duty paid by Stamp Rs 2,67,436/-, by online = Rs 2,67,436/-

Description of Stamp
Stamp: Type: Impressed, Serial no 108338, Amount: Rs.10.00/-, Date of Purchase: 16/01/2023, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/03/2023 6:36PM with Govt. Ref. No: 192022230332269038 on 14-03-2023, Amount Rs: 2,58,256/-,
Bank: SBI EPay (SBlePay), Ref. No. 1019439499425 on 14-03-2023, Head of Account 0030-02-103-003-02
Online on 15/03/2023 12:41PM with Govt. Ref. No: 192022230333076188 on 15-03-2023, Amount Rs: 9,180/-, Bank:
SBI EPay (SBlePay), Ref. No. 8708454330929 on 15-03-2023, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

ertificate of Registration under section 60 and Rule 69.
egistered in Book - I
olume number 1504-2023, Page from 23627 to 23663
eing No 150400569 for the year 2023.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2023.03.17 14:38:45 +05:30
Reason: Digital Signing of Deed.

Sukanya Talukdar) 2023/03/17 02:38:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)