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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

U 444005

म.र. 14.25
क. 25356

25/7/2016

Certified that the Document
is Admitted to registration
Signature Sheet and the Encl-
osures attached with this
Document are the Part of the
Document.

A.D.S.R. Dargah
Dargah

25 JUL 2016

DEED OF SALE

Under Jemua Gram Panchayat, P.S. New Township, Mouza -
Tetikhola, Land area - 5 Decimal, Setforth Value-Rs.10,50,00
& Market Value - Rs. 14,25,000/-.

J.C. Chakraborty

DEED OF CONVEYANCE

THIS DEED-OF-CONVEYANCE made this the 25th day of July 2016.

BETWEEN & AMONGST

SHRI MADAN MOHAN DEY PAN No.-BOKPD4057B, son of late Kalidas Dey, Citizenship – Indian, by faith – Hindu, by occupation – retired person, residing at Village – Budhpur, P.S. Manteswar, District – Bardhaman, West Bengal.- hereinafter referred to as the “VENDOR” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of his respective legal heirs or successors, legal representatives and assigns) of the FIRST PART:

K. G. Ghosh
Adv

AND

SILVER ARCADE REALTY LLP., PAN No. ADAFS3930Q, 9/12, Lal Bazar Street, Room No-13, 1st Floor, Block-A, Police Station- Hare Street, P.O.- Lal Bazar, Kolkata, West Bengal, Pin-700001, India, represented by one of its **Designated Partner – Pravin Kumar Sirohia**, PAN No. ASXPS7816F, Son of Mohan Lal Sirohia, by faith Hindu, by occupation business, residing at 48/2/1, Dr. Suresh Sarkar Road, P.O.- Benia Pukur, P.S.- Entaly, Kolkata-700014, hereinafter called and referred to as **“PURCHASER”** (which expression shall unless otherwise excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include its successors-in-office and/or interest legal, legal representatives, executors, administrators and assigns) of the **SECOND PART:**

AND

SHRI SANATAN BAURI, son of late Magaram Bauri, Citizenship – Indian, by religion – Hindu, by occupation – Cultivation, residing at Sankarpur – Arrah, P.O. Arrah, P.S. New Township, Durgapur-713212, District – Bardhaman, West Bengal, - for the sake of brevity hereinafter called and referred to as **“FIRST CONFIRMING PARTY”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs and successors, legal representative and assigns) of the **THIRD PART:**

J.C. Ghosh
1/10/21

AND

SHRI PRADIP KUMAR ROY, PAN No-ACSPR3407J, son of late Durgadas Roy, by Nationality – Indian, by religion – Hindu, by occupation – Service, residing at Village & P.O. – Arrah, Durgapur – 713212, P.S. Kanksa, Sub-Division & ADSR – Durgapur, District – Bardhaman, West Bengal, - for the sake of brevity hereinafter called and referred to as “SECOND CONFIRMING PARTY” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs and successors, legal representative and assigns) of the FOURTH PART:

WHEREAS:

A. One Durgadas Roy since deceased owned, acquired, seized, possessed and otherwise was sufficiently entitled to two particular pieces and parcels of land containing an area altogether 106 Decimals be the same a little more or less comprised in (1) R.S. Dag No. 51 corresponding L.R. Dag no. 50, and (2) R.S. Dag No. 52 corresponding L.R. Dag No. 73 & 75 both recorded in R.S. Khatian No. 45, Mouza – Tetikhola, J.L. No. 96, Touzi No.-202 under Jemua Gram Panchayat, ADSR - Durgapur, P.S. - New Township in the district of Bardhaman which, for the sake of brevity, hereinafter called and referred to as “Said Entire Land”.

B. Said Durgadas Roy sold, transferred, conveyed, assured and assigned the “Said Entire Land” unto and in favour of one Baidyanath Dutta by

J. G. Ghatak
M.A. 1

registered Deed-Of-Conveyance, executed and registered with the Sub-Registrar, Raniganj on 20.08.1960 and recorded in Book No. I, Volume No.93, Pages 37 to 38, Being No. 8272, for the year 1960 free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of whatsoever nature.

- C. Said Baidyanath Dutta thus and in the manner as aforesaid became the sole and absolute owner of the "Said Entire Land" free from all encumbrances and since deceased was enjoying peaceful possession by payment of Khajana to the Collector, Bardhaman.
- D. Said Baidyanath Dutta since deceased was belonged to Dayabhaga Hindu School of Law and died intestate by leaving behind him surviving his legal heirs, namely, (1) Mrityunjoy Dutta, (2) Subhas Chandra Dutta, (3) Tushar Kanti Dutta, (4) Deba Prasad Dutta, and Smt. Rajlakshmi Dutta as his sole and only legal heirs or successors.
- E. Thus and after demise of said Baidyanath Dutta said (1) Mrityunjoy Dutta, (2) Subhas Chandra Dutta, (3) Tushar Kanti Dutta, (4) Deba Prasad Dutta and (5) Smt. Rajlakshmi Dutta became the sole and absolute owners of the "Said Entire Land" free from all encumbrances by way of inheritance having equal share each in ownership of the "Said Entire Land" and they got their names recorded in L.R. Settlement-record-of-rights and L.R.

T.G. Chatterjee
(M.A.)

records accordingly were prepared and finally published in their names being L.R. Khatian Nos. 1227, 1230, 1228, 1229 and 1231.

F. Subsequently said (1) Deba Prasad Dutta son of Late Baidyanath Dutta and said (2) Smt. Rajlakhsmi Dutta sold, transferred, assured and assigned unto and in favour of the said "VENDOR" hercin by registered Deed-Of-Conveyance, registered with the ADSR, Durgapur, recorded in Book No. I, Volume No.14, Pages 961 to 964, Being No.-934, for the year 1994 altogether 5 Decimals of land be the same a little more or less out of said entire land (106 Decimals) comprised in R.S. Dag No. 52 corresponding L.R. Dag No. 75 containing an area of 5 Decimals be the same a little more or less out of total area being 53 Decimals both originally recorded in R.S. Khatian No.45 and subsequently in L.R. Settlement were recorded in L.R. Khatian Nos. 573, 1227, 1230, 1228, 1229 and 1231, both lying and situated at Mouza – Tetikhola, J.L. No. 96, Touzi No.-202 under Jemua Gram Panchayat, ADSR Durgapur, P.S. New Township, in the district of Bardhaman. Thus and in the manner as aforesaid the "VENDOR" herein became the sole and absolute owners of the "Said Land" having the ownership and they got his name mutated in the records of the B.L. & L.R.O., Durgapur and new L.R. Khatians, namely L.R. Khatian No-992 were opened, prepared and made in his name by the Revenue Officer under Section 50 of the West Bengal Land Reforms Act, 1955, which is more fully

J.C.G. Chakrabarti

and particularly described and mentioned in the Schedule hereunder written also delineated in the 'Site Plan' attached hereto by marking with border in colour 'RED' which also is identified in Local Plan or in the Master Plan as "Plot No. B" and for the sake of brevity hereinafter called and referred to as "Said Land". The particulars of "Said Land" and the area to be sold by this Deed Of Conveyance at a glance, as follows:

R.S. Dag No.	R.S. Khatian No.	L.R. Dag No.	L.R. Khatian No.	Total area in L.R. Dag (decimal)	Nature	Name of owner	Share of owner	Area owned by Land owner (decimal)	Area to be sold by this Deed (decimal)
52	45	75	992	53	Baid	Madan Mohan De	0.1000	5	5

G. The party as Third Part in this Deed Of Conveyance particularly as "FIRST CONFIRMING PARTY" were acted, completely, simply, and mere, as litigant without having any merit and substance in the claims and demands of acquiring any right and interests in respect of the "Said Land" or any part or portion of the "Said Land" and proceeded much and

J.C. G. Chatterjee
1/11/21

extremely by filing a wrong, fake and false suit, viz., Title Suit No. 225 of 1993 in the court of learned Civil Judge (Junior Division) 1st. court at Durgapur by praying an Order to declare Bargadar in respect of the "Said Land" although, purposely, particularly to continue litigation and to get an Order of Civil Court by suppressing the truth and to avoid any dispute on such issue by the Collector, Bardhaman or the State, also did not made party to the Collector, Bardhaman in said suit and, thus, Order of the learned court dated 22.02.2005 following the decree dated 03.03.2005 had no binding effect on the Collector, Bardhaman and, as a result, ultimately, failed to record the name in the L.R. record by the Revenue Officer or B.L.&L.R.O. pursuant to said Order of the learned court dated 22.02.2005 following the Decree dated 03.03.2005 and, finally and at last as only and last recourse, he met, negotiated, approached and requested the "VENDOR" herein so that the "VENDOR" agrees to settle the dispute and litigation as raised by payment of money as total consideration against or towards full and final settlement of such disputes and litigations and the "VENDOR" on such negotiation, approach and request has agreed to pay a total consideration of a sum of Rs. 1,00,000/- (Rupees One lakh only) and the party of Third Part being "FIRST CONFIRMING PARTY" agreed to surrender, withdraw and forgo forever all the claims and demands in respect of the "Said Land" with or simultaneously by receiving said sum of Rs. 1,00,000/- (Rupees One lakh only) from the "VENDOR" in the

J.G. Ghatak
(Adv)

manner written hereunder and, simultaneously, on receiving such payments, further, do and doth undertake, confirm, warrant and assure the "VENDOR" that henceforth themselves and in the event of death or demise of any of his or his family members, legal heirs and successors, in future, shall not raise any dispute, claim or demand in respect of "Said Land" or any part thereof and they, thus also convey and consented full support in purchasing and owning the "Said Land" by the any intending Purchaser solely and absolutely free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of whatsoever and howsoever in nature.

G. Similarly, the party as Fourth Part in this Deed Of Conveyance particularly as "SECOND CONFIRMING PARTY" were acted, completely, simply, and there, as litigant without having any merit and substance in the claims and demands that Late Durgadas Roy, during his life time did not sell, transfer, convey or assign the "Said Entire Land" or any part thereof to or in favour of any person although it is admitted fact and as evident and apparent in the records that said late Durgadas Roy during his life time and on 20.08.1960 sold, transferred, assured, conveyed and assigned said entire land to and in favour of one Baidyanath Dutta by receiving sufficient consideration money which matched prevailing market price at that material point of time and by registered Deed-Of-

J. G. Chakraborty
Adv

Conveyance, registered in front of the Sub-Registrar, Raniganj and recorded in Book No. I, Volume No.93, Pages 37 to 38, Being No. 8272, for the year 1960 free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of whatsoever nature, more so, later and after demise of said Baidyanath Dutta, his legal heirs and successors sold and transferred the "Said Land" out of "Said Entire Land" to and in favour of the "VENDOR" herein after receiving due consideration determined on market price and, significantly, the "VENDOR" after purchase the land paid due Khajana as payable to the Collector, Bardhaman but, on the other hand, the litigant did not pay such or any Khajana to the Collector, Bardhaman even was never in possession in either in any part of the "Said Entire Land" or in any part of the "Said Land" even could not record the name in the L.R. record by satisfying either the Revenue Officer or B.L.&L.R.O., as the case may be, competent and empowered under law. "SECOND CONFIRMING PARTY" were acted, completely, simply, and mere, as litigant without having any merit and substance in the claims and demands of acquiring any right and interests in respect of the "Said Entire Land" or any part or portion of the "Said Land" and proceeded much and extremely by filing a wrong, fake and false suit, viz., Title Suit No. 75 of 2009 in the court of learned Civil Judge (Junior Division) 1st. court at Durgapur by praying for a decree for permanent injunction on the "Said Land" although, purposely, particularly

Jc. G. Ghatak
1/11/2011

to continue litigation. Thus, finally, and at last as the last recourse to him, he met, negotiated, approached and requested the "VENDOR" herein so that the "VENDOR" agrees to settle the dispute and litigation as raised by payment of money as total consideration against or towards full and final settlement of such disputes and litigations and the "VENDOR" on such negotiation, approach and request has agreed to pay them a total consideration of a sum of Rs. 4,60,000/- (Rupees four lakhs sixty thousand only) and the party of Fourth Part being "SECOND CONFIRMING PARTY" agreed to surrender, withdraw and forgo forever all the claims and demands in respect of the said land with or simultaneously by receiving said sum of Rs. 4,60,000/- (Rupees four lakhs sixty thousand only) from the "VENDOR" in the manner written hereunder and, simultaneously, on receiving such payments, further, do and doth undertake, confirm, warrant and assure the "VENDOR" that in the event of the death or demise of his or his family members, legal heirs and successors, in future, shall not raise any dispute, claim or demand in respect of "Said Land" or any part thereof and they, thus also convey and consented full support in purchasing and owning the "Said Land" by any intending Purchaser solely and absolutely free from all encumbrances, charges, liens, lispens, acquisitions, requisitions, attachments and trusts of whatsoever and howsoever in nature. The "SECOND CONFIRMING PARTY" made an appeal before the Court of Civil Judge (Jr. Division) at Durgapur, Burdwan, by filling a

J.C. Chatterjee
Advl

compromise petition, where they states that the dispute in between the parties to the suit have already been settled out of court and they have no grievance and does not want to proceed any further with the case being T.S. No. 75 of 2009 and by an order dated 12.05.2016, the Honourable Civil Judge (Jr. Division) permitted to withdraw the suit without any liberty to file afresh. Final order is annexed hereto and marked as annexure "C".

H. With the motive to pay immediately some amount to "FIRST CONFIRMING PARTY" AND "SECOND CONFIRMING PARTY" both pursuant with the understanding as described above along with "VENDOR" approached and requested the "PURCHASER" to buy or Purchase ALL THAT the piece and parcel of land containing an area by estimation admeasuring 5 Decimals be the same a little more or less area or quantum of land the "VENDOR" singly own and possess involving and comprised in R.S. Dag No.52 corresponding L.R. Dag No.75 appertaining to R.S. Khatian No.45 and L.R. Khatain Nos.992, classification – Baid, lying and situated at Mouza – Tetikhola, J.L. No. 96, Touzi No.-202 under Jemua Gram Panchayat, ADSR Durgapur, P.S. New Township, in the district of Bardhaman, more fully and particularly described and mentioned in the Schedule hereunder written also delineated in the 'Site Plan' attached hereto by marking with border in colour 'RED' and for the sake of brevity hereinafter called and referred to as "Said Land" (which more fully and

E. G. Chakraborty
12/11/16

particularity described and mentioned in the Schedule hereunder written) for a price of Rs. 10,50,000/- (Rupees Ten Lakhs fifty thousand only) which request and proposal was accepted by the PURCHASER as reasonable and both parties thus consented to and agreed to enter into an Agreement For Sale to that effect.

- I. Accordingly and in agreement with aforesaid proposal of the VENDOR and as agreed by the Parties herein including the FIRST CONFIRMING PARTY and SECOND CONFIRMING PARTY hereof the PURCHASER entered into an Agreement-For-Sale vide deed no 020602703, Book No-01, Vol-0206-2016 page from 44151 to 44180 on 6th May, 2016 with the VENDOR and the FIRST CONFIRMING PARTY and SECOND CONFIRMING PARTY by payment of due consideration to the VENDOR and the FIRST CONFIRMING PARTY and SECOND CONFIRMING PARTY who have acknowledged such payment and executed said Agreement-for-Sale with full satisfaction.
- J. In the meantime the PURCHASER has verified the Title of the "Said Land" and being satisfied agreed to purchase the "Said Land" by causing registration of Deed-of-Conveyance and requested VENDOR and the FIRST CONFIRMING PARTY and SECOND CONFIRMING PARTY to execute and causing registration of required Deed-of-Conveyance and the PURCHASER assured and confirmed VENDOR

E. C. G. Lalak
1/1/2017

K. As per the Agreement-for-Sale between the VENDOR, PURCHASER and the Confirming Parties all cases, disputes and litigation stand withdrawn and the Confirming Parties here to assure and confirm the absolute ownership and title of the PURCHASER, by this Deed-of-Conveyance.

I. In pursuance of the said Agreement-For-Sale vide deed no 020602703, Book No-01, Vol-0206-2016 page from 44151 to 44180 on 6th May, 2016 and in consideration of a sum of Rs. 4,41,000/- (Rupees four lakhs forty one thousand only), to be paid by the PURCHASER to the VENDOR and in consideration of payment of a sum of Rs. 90,000/- (Rupees Ninety thousand only) to be paid by the PURCHASER to the FIRST CONFIRMING PARTY and in consideration of payment of a sum of Rs. 4,14,000/- (Rupees Four lakhs fourteen thousand only) to be paid by the PURCHASER to the SECOND CONFIRMING PARTY as per the Memo of Consideration hereunder written which amounts determined after adjusting with the payments made earlier by the PURCHASER to the VENDOR and the FIRST CONFIRMING PARTY and SECOND

J. C. Chatfield

CONFIRMING PARTY at the time of execution of aforesaid Agreement -for-Sale dated 6th May, 2016, and the receipt whereof the VENDOR and the FIRST CONFIRMING PARTY and SECOND CONFIRMING PARTY do and each of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof do hereby acquit release and discharge the PURCHASER and the "Said Land" hereby intended to be sold conveyed and transferred the VENDOR do and each of them doth hereby sell, transfer, convey, assure and assign the "Said Land" containing an area by estimation admeasuring 5 Decimals be the same a little more or less area or quantum of land the "VENDOR" singly own and possess involving and comprised in R.S. Dag No.52 corresponding L.R. Dag No.75 appertaining to R.S. Khatian No.45 and L.R. Khatain Nos.992, classification – Baid, lying and situated at Mouza – Tetikhola, J.L. No. 96, Touzi No.-202 under Jemua Gram Panchayat, ADSR Durgapur, P.S. New Township, in the district of Bardhaman, duly divided and demarcated hereinafter referred to as "Said Land" which more fully and particularly described and mentioned in the Schedule hereunder written absolutely and forever free from all encumbrances charges liens lispendens, acquisitions, requisitions, attachments and trusts of whatsoever or howsoever hereby sold transferred and conveyed and every part or parts thereof unto and to the use of the PURCHASER.

J. G. Ghatak
Adv.

II. AND THE VENDOR DO AND EACH OF THEM DOTH
HEREBY COVENANT WITH THE PURCHASER as follows:-

- (a) THAT notwithstanding any act deed matter or thing whatsoever by the VENDOR done or executed or knowingly suffered to the contrary the VENDOR are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the "Said Land" hereby granted sold conveyed transferred assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances (subject to the existing tenancy).
- (b) THAT notwithstanding any act deed or thing whatsoever done as aforesaid the VENDOR now have good right full power and absolute authority to grant convey transfer sell, assign and assure all and singular the "Said Land" thereto hereby sold conveyed transferred or expressed or intended so to be unto and to the use of the PURCHASER in the manner as aforesaid.
- (c) THAT the "Said Land" hereby sold granted and conveyed or expressed or intended so to be is now free from all encumbrances, charges, mortgages, liens, trust debuttar and/or lispensens made or

T. G. G. G. G.
12/10/11

suffered by the VENDOR or any person or persons having lawfully or equitably claiming any estate or interest therein through, under or in trust for the VENDOR.

- (d) THAT the PURCHASER shall and may at all times hereafter peaceably and quietly hold possess and enjoy the "Said Land" and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the VENDOR or any person or persons having or lawfully or equitably claiming as aforesaid.
- (e) THAT the PURCHASER shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates charges encumbrances liens attachments lispendens, debuttar or trust or claims and demands whatsoever created occasioned or made by the VENDOR or any person or persons lawfully or equitably claiming as aforesaid.
- (f) THAT the VENDOR and all persons having or lawfully or equitably claiming any estate or interest in the said land or any part thereof for the VENDOR shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER make do and

J. G. G. Lafar
1/2/2011

execute or cause to be made done and executed all such further and lawful acts deeds or things whatsoever for further better or more perfectly assuring the "Said Land" unto and to the use of the PURCHASER in the manner as aforesaid as shall or may be reasonably required.

- (g) THAT the VENDOR have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and where under the "Said Land" hereby granted transferred and conveyed or expressed so to be or any part thereof can or may be encumbered or affected in title or otherwise.

III. AND THE PURCHASER TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE "SAID LAND" HEREUNDER CONVEYED, HEREBY COVENANTS WITH THE VENDOR as follows :

- (a) THAT the PURCHASER shall at all times hereafter (from the date of possession) regularly and punctually make payment of all the municipal rates and taxes and other outgoings including Cesses, Water Tax and other

J. G. G. Lalak
(Aldor)

levies impositions and outgoings which may from time to time be imposed or become payable in respect of the "Said Land".

(b) THE PURCHASER shall be entitled to apply for obtaining mutation of his name as the owner of the "Said Land" before all competent authorities and departments including office of the B.L. & L.R.O., Durgapur and shall also be entitled to obtain separate assessment.

THE SCHEDULE ABOVE REFERRED TO :

(SAID LAND)

ALL THAT the piece and parcel of land containing an area by estimation admeasuring 5 Decimals be the same a little more or less area or quantum of land the "VENDOR" singly own and possess involving and comprised in R.S. Dag No.52 corresponding L.R. Dag No.75 appertaining to R.S. Khatian No.45 and L.R. Khatain Nos.992, classification – Baid, lying and situated at Mouza – Tetikhola, J.L. No. 96, Touzi No.-202 under Jemua Gram Panchayat, ADSR Durgapur, P.S. New Township, in the district of Bardhaman, also delineated in the 'Site Plan' attached hereto by marking with border in colour 'RED' which also is identified in Local Plan or in the Master Plan as 'Plot No. B'. The "Said Land" at a glance as follows:

K. G. Ghosh
(Adm)

R.S. Dag No.	R.S. Khatian No.	L.R. Dag No.	L.R. Khatian No.	Total area in L.R. Dag (decimal)	Nature	Name of owner	Share of owner	Area owned by Land owner (decimal)	Area to be sold by this Deed (decimal)
52	45	75	992	53	Baid	Madan Mohan De	0.1000	5	5

Butted and Bounded as follows:

On the North By: Bijon Banerjee's land;

On the South By: Bijon Banerjee's land;

On the West By: 20' Feet Bitumin road;

On the East By: Brij Bahadur Singh's land.

J. C. Chatterjee
1/1/2011

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

SIGNED SEALED AND DELIVERED

by the VENDOR/OWNERS at

Durgapur in the presence of :

Debanish Das
S/o - Anurupa Das
House No-100, Bidhanpally,
Durgapur - 06.

Manday L. S. Mandalay
SIGNATURE OF THE VENDOR/OWNER

SIGNED SEALED AND DELIVERED

by the **PURCHASER**

at Durgapur in the presence of :

SILVER ARCADE REALTY LLP
Pravin K. Sinha
PARTNER

SIGNATURE OF THE PURCHASER

SIGNED SEALED AND DELIVERED

by **THE FIRST CONFIRMING PARTY**

at Durgapur in the presence of :

স্বাক্ষর
প্রমাণ
কম - উদ্বোধন
২০১৭-১৮

স্বাক্ষর

SIGNATURE OF THE FIRST CONFIRMING PARTY

J. G. Chakrabarti
Adv.

SIGNED SEALED AND DELIVERED

by THE SECOND CONFIRMING PARTY

at Durgapur in the presence of :

Radis or Ray.

SIGNATURE OF THE SECOND CONFIRMING PARTY

MEMO OF CONSIDERATION

RECEIVED from within named **Purchaser** the within mentioned sum of Rs. 9,45,000/- (Rupees nine lakhs forty-five thousand only) in following manner:

Received by Draft No. 459748 drawn

Kotak Mahindra Kolkata,

dated 22/7/2016, in favour of, **Madan Mohan De**,

for a sum of Rupees Four lakhs forty-one Thousand only.

Rs. 4,41,000/-

In this connection it is necessary to point out and record that the **VENDOR** herein received a sum of Rs. 49,000/- (Rupees forty-nine thousand only.) by vide draft no.- 042529, drawn on Bank of India, dated-04-05-2016, at the time of execution of Agreement -for-Sale on dated 6th May, 2016 for the "Said Land" and the present payment is balance payment as per the Agreement -for-Sale. Thus the **VENDOR** received in total a sum of Rs. 4,90,000/- (Rupees Four Lakhs ninety thousand only.)

Madan Mohan De
(SIGNATURE OF VENDOR)

J. G. Ghosh
(Notary)

witness:-

Delish Das

*S/O - Anurupa Das,
House No-108, Bidrapally,
Durgapur - 06*

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Madan Mohan Singh

Colour Passport size photograph, finger prints of both the hands is attested.

Madan Mohan Singh

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Ravi Kumar Singh

Colour Passport size photograph, finger prints of both the hands is attested.

Ravi Kumar Singh

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Sanjay Kumar Singh

Colour Passport size photograph, finger prints of both the hands is attested.

Sanjay Kumar Singh

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Ravi

Colour Passport size photograph, finger prints of both the hands is attested.

Ravi Kumar Singh

SHOWING ON R.S PLOT NO- 52(P) L.R. PLOT- 75(P) MOUZA- TETIKHALA, J.L NO- 96,
TOWNSHIP, DIST- BURDWAN. EXISTING POSITION SHOWING ON RED MARK.

PLOT - "B" AREA- 05.00 DECIMAL.

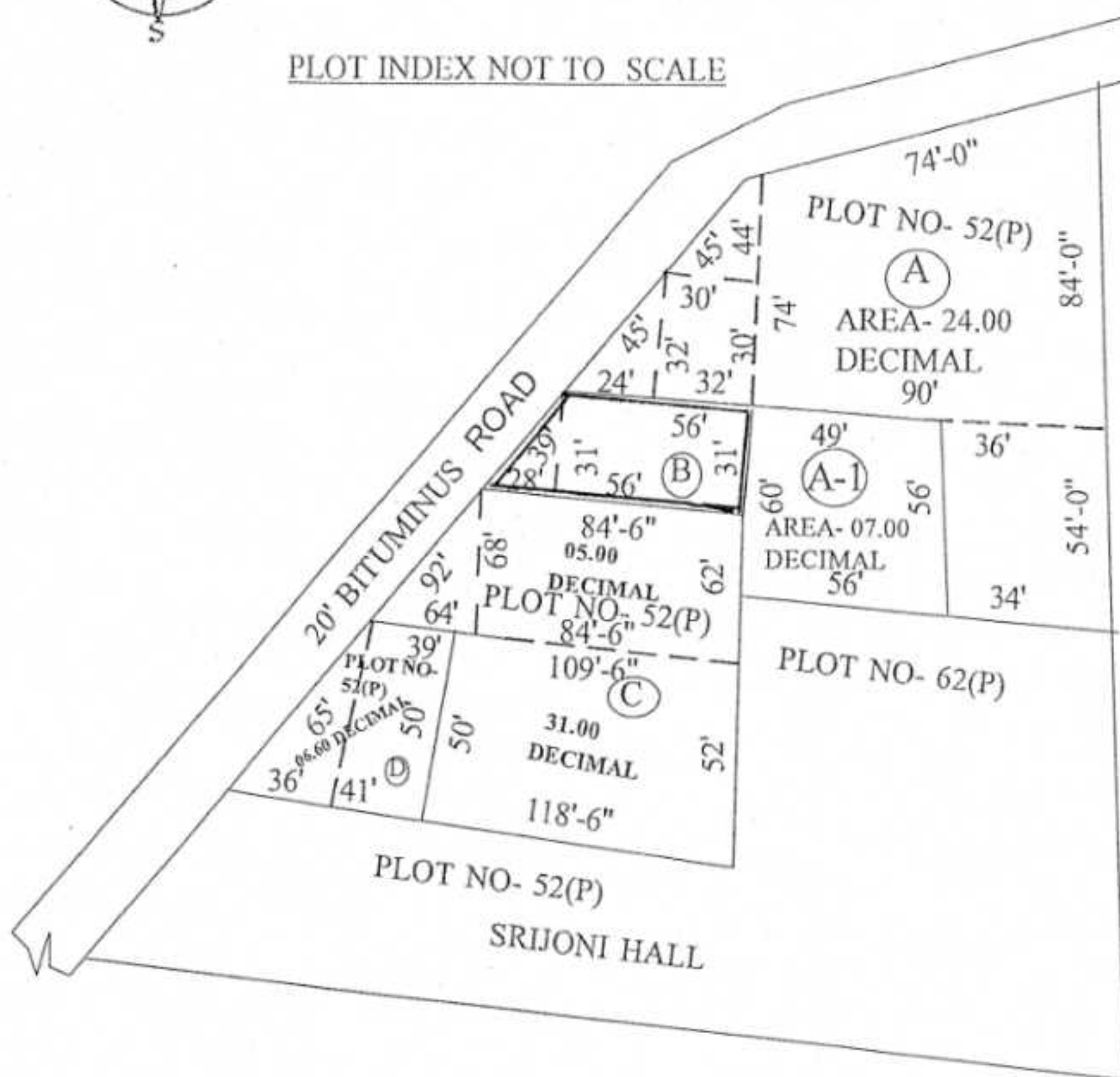
TO- SILVER ARCADE REALTY (L.L.P.)

INDEX MAP AFTER RELAY R.S MOUZA
MAP OF TETIKHALA, J.L. NO-96

SCALE-1"=330'



PLOT INDEX NOT TO SCALE



Prober to Roy.
5/5/2016

SCHEDULE OF LAND

SUB PLOT	R.S PLOT NO	L..R. PLOT NO	AREA IN DECIMAL
A	52	73	24.00
A-1	51	50	03.00
	52	73	04.00
B	52	75	05.00
C	52	73	31.00
D	52	75	06.60

Madan Mohan Roy
VENDOR SIGNATURE

BUYER SIGNATURE

SILVER ARCADE REALTY LLP

Pravir B. Sinha
DEC. PARTNER

Avoy Sadhu 05/05/2016
SIGNATURE OF THE SURVEYOR

Land Surveyor
AVOY SADHU

Regd. No- 66381/S 41248
Srikrishnapur, Amdohi
Burdwan


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD LJK3265063

পরিচয় পত্র
 Duplicate
 প্রতিলিপ




Elector's Name **Debashish Das**

নির্বাচকের নাম **দেবাশিষ দাস**

Father's Name **Amulya Das**

পিতার নাম **অমূল্য দাস**

Sex **M**
 লিঙ্গ **পুং**

Age as on 1.1.2006 **25**
 ১.১.২০০৬ এ বয়স **২৫**

Address:
100 No Bidhanpally Durgapur 24 New Township Burdwan 713206

ঠিকানা:
 ১০০ নং বিধানপল্লী দুর্গাপুর ২৪ নতুন টাউনশিপ বর্ধমান ৭১৩২০৬

Facsimile Signature
 Electoral Registration Officer
 নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: **265-Durgapur - II**
 বিধানসভা নির্বাচন কেন্দ্র: **২৬৫-দুর্গাপুর-২**

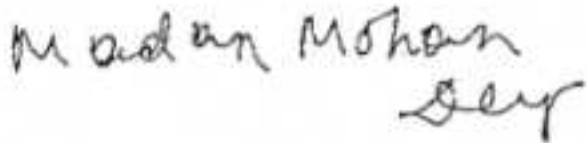
District: **Burdwan** জেলা: **বর্ধমান**
 Date: **03.04.2006** তারিখ: **০৩.০৪.২০০৬**

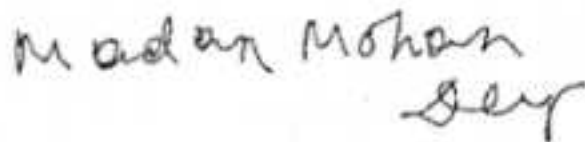
1450110



Seller, Buyer and Property Details

Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr MADAN MOHAN DEY Son of Late KALIDAS DEY BUDHPUR, P.O:- BURDWAN, P.S:- Manteswar, District:-Burdwan, West Bengal, India, PIN - 713145	 25/07/2016 3:09:04 PM	 LTI 25/07/2016 3:09:13 PM
		 25/07/2016 3:09:28 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr MADAN MOHAN DEY Son of Late KALIDAS DEY BUDHPUR, P.O:- BURDWAN, P.S:- Manteswar, District:-Burdwan, West Bengal, India, PIN - 713145 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. BOKPD4057B,; Status : Individual; Date of Execution : 25/07/2016; Date of Admission : 25/07/2016; Place of Admission of Execution : Office	 25/07/2016 3:09:04 PM	 LTI 25/07/2016 3:09:13 PM
		 25/07/2016 3:09:28 PM	

Seller Details

SL
No.

Name, Address, Photo, Finger print and Signature

2

Mr SANATAN BAURI
Son of Late MAGARAM BAURI
SANKARPUR,ARRAH, P.O:- ARRAH, P.S:- New
Township, Durgapur, District:-Burdwan, West
Bengal, India, PIN - 713212 Sex: Male, By Caste:
Hindu, Occupation: Cultivation, Citizen of: India,;
Status : Confirming Party; Date of Execution :
25/07/2016; Date of Admission : 25/07/2016;
Place of Admission of Execution : Office



25/07/2016 3:10:51 PM



LTI

25/07/2016 3:11:01 PM

সানাতন বুরি

25/07/2016 3:11:27 PM

3

Mr PRADIP KUMAR ROY
Son of Late DURGADAS ROY
ARRAH,, P.O:- ARRAH, P.S:- Kanksa, District:-
Burdwan, West Bengal, India, PIN - 713212 Sex:
Male, By Caste: Hindu, Occupation: Service,
Citizen of: India, PAN No. ACSPR3407J,; Status :
Confirming Party; Date of Execution : 25/07/2016;
Date of Admission : 25/07/2016; Place of
Admission of Execution : Office



25/07/2016 3:09:43 PM



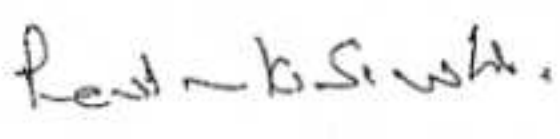
LTI

25/07/2016 3:09:48 PM

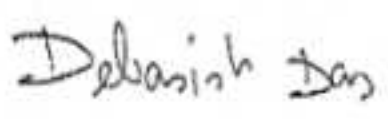
Pradip Kumar Roy

25/07/2016 3:09:59 PM

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	SILVER ARCADE REALTY LLP 9/12 LAL BAZAR STREET , ROOM NO 13, 1ST FLOOR ,, Block/Sector: A, P.O:- LAL BAZAR, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. ADAFS3930Q,; Status : Organization; Represented by representative as given below:-		
1(1)	Mr PRAVIN KUMAR SIROHIA 48/2/1, DR. SURESH SARKAR ROAD, P.O:- BENIA PUKUR, P.S:- Entaly, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ASXPS7816F,; Status : Representative; Date of Execution : 25/07/2016; Date of Admission : 25/07/2016; Place of Admission of Execution : Office	 25/07/2016 3:10:22 PM	 LTI 25/07/2016 3:10:27 PM
		 25/07/2016 3:10:38 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Debasish Das Son of Mr Amulya Das Mamra Bidhan Pally, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mr MADAN MOHAN DEY, Mr PRAVIN KUMAR SIROHIA, Mr SANATAN BAURI, Mr PRADIP KUMAR ROY	 25/07/2016 3:11:37 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sl. No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola	RS Plot No:- 52 , RS Khatian No:- 45	5 Dec	10,50,000/-	14,25,000/-	Proposed Use: Vastu, ROR: Baid, Width of Approach Road: 20 Ft., Adjacent to Metal Road,

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Pravin Kumar Sirohia
Address	48/2/1, Dr. Suresh Sarkar Road, Thana : Entaly, District : Kolkata, WEST BENGAL
Applicant's Status	Buyer/Claimant

Office of the A.D.S.R. DURGAPUR, District: Burdwan

Endorsement For Deed Number : I - 020604508 / 2016

Query No/Year	02061000243596/2016	Serial no/Year	0206004581 / 2016
Deed No/Year	I - 020604508 / 2016		
Transaction	[0105] Sale, Sale after registered sale agreement without possession		
Name of Presentant	Mr MADAN MOHAN DEY	Presented At	Office
Date of Execution	25-07-2016	Date of Presentation	25-07-2016

Remarks

On 24/06/2016

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 14,25,000/-



(Abhijit Chatterjee)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 25/07/2016

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 13:28 hrs on : 25/07/2016, at the Office of the A.D.S.R. DURGAPUR by Mr MADAN MOHAN DEY , one of the Executants.

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

Execution is admitted on 25/07/2016 by

Mr MADAN MOHAN DEY, Son of Late KALIDAS DEY, BUDHPUR, P.O: BURDWAN, Thana: Manteswar, , Burdwan, WEST BENGAL, India, PIN - 713145, By caste Hindu, By Profession Retired Person
Indetified by Mr Debasish Das, Son of Mr Amulya Das, Mamra Bidhan Pally, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, By caste Hindu, By Profession Others

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

Execution is admitted on 25/07/2016 by

Mr SANATAN BAURI, Son of Late MAGARAM BAURI, SANKARPUR,ARRAH, P.O: ARRAH, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession Cultivation

Identified by Mr Debasish Das, Son of Mr Amulya Das, Mamra Bidhan Pally, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, By caste Hindu, By Profession Others

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

Execution is admitted on 25/07/2016 by

Mr PRADIP KUMAR ROY, Son of Late DURGADAS ROY, ARRAH,, P.O: ARRAH, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession Service

Identified by Mr Debasish Das, Son of Mr Amulya Das, Mamra Bidhan Pally, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, By caste Hindu, By Profession Others

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

Execution is admitted on 25/07/2016 by

Mr PRAVIN KUMAR SIROHIA Partner, SILVER ARCADE REALTY LLP, 9/12 LAL BAZAR STREET , ROOM NO 13, 1ST FLOOR , , Block/Sector: A, P.O:- LAL BAZAR, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr PRAVIN KUMAR SIROHIA, Son of Mr MOHAN LAL SIROHIA, 48/2/1, DR. SURESH SARKAR ROAD, P.O: BENIA PUKUR, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By profession Business

Identified by Mr Debasish Das, Son of Mr Amulya Das, Mamra Bidhan Pally, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, By caste Hindu, By Profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,820/- (A(1) = Rs 15,664/- ,B = Rs 6,149/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 21,820/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 21/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 7082, Purchased on 22/07/2016, Vendor named Debnath Chatterjee.



(Abhijit Chatterjee)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2016, Page from 74738 to 74771
being No 020604508 for the year 2016.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2016.07.27 13:33:30 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 27-07-2016 13:33:30
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)