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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 098341

certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
osements Attached with this
Documents are the Part of this
Document.

A.D.S.R. Dargah
Bardwan

25 JUL 2016

DEED OF SALE

Under Jemua Gram Panchayat, P.S. New Township, Mouza -
Tetikhola, Land area - 7 Decimal, Sale Value &
Market Value - Rs. 17,95,000/-.

H.G. Chakraborty
1/1/2016

Stamp No. 7081 Date 22/2/2016
Sold to Silver Arcade Realty
Address.....
Value of Stamp..... 5000
Date of Purchase of the Stamp
Paper from Treasury.....
Name of the Treasury from
Durgapur

2 JUL 2016

Debnath Chatterjee
Stamp Vender
D.S.R. office, Durgapur-16
Licence No-1178



Addl. Dist. Sub-Registrar
Durgapur, Burdwan

25 JUL 2016

DEED OF CONVEYANCE

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

BETWEEN & AMONGST

(1) SHRI SANATAN BAURI, son of late Magaram Bouri, Citizenship – Indian, by religion – Hindu, by occupation – Cultivation, residing at Sankarpur – Arrah, P.O. Arrah, P.S. Kanksa, District – Bardhaman, (2) SMT. MAYA BAURI, wife of Shri Suden Bauri and daughter of Late Magaram Bauri, Citizenship – Indian, by religion – Hindu, by occupation – Cultivation, residing at Rupganj, P.S. Kanksa,

J. G. Ghatak
1 Adar

district – Bardhaman, (3) SMT. ARATI BAURI, wife of Shri Shambhu Bauri and daughter of Late Magaram Bauri, Citizenship – Indian, by religion – Hindu, by occupation – Cultivation, residing at Rajbandh chatty, P.O.- Rajbandh, P.S. Kanksa, District – Bardhaman, (4) SMT. GITA BAURI, wife of Shri Bhairab Bauri and daughter of Late Magaram Bauri, Citizenship – Indian, by religion – Hindu, by occupation – Cultivation, residing at Bamunara, P.S. Kanksa, District – Bardhaman, persons at serial numbers 2 to 4 are represented by their constituted attorney (registered power of attorney executed and registered in the ADSR Durgapur and recorded in Book No.-IV, Volume No.-0206-2016, Pages 1894 to 1909, Being No.-020600142, for the Year-2016), namely 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. Kanksa, District – Bardhaman, hereinafter called and referred to as “VENDORS” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs and successors, legal representative and assigns) of the FIRST PART :

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.

*K. C. Ghatak
Adv*

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 :

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 – Tetikholā, 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 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

*J.C. G. Glatax
12/11/11*

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

J. G. Chatterjee
1/1/21

F. Subsequently said (1)Tushar Kanti Dutta and (2) Deba Prasad Dutta sold, transferred, conveyed, assured and assigned their respective share in ownership in R.S. Dag No.51 corresponding L.R. Dag No.50 containing an area by estimation admeasuring 03 Decimals and in R.S. dag No. 52 corresponding L.R. Dag No. 73 containing an area 04 Decimals thus altogether an area of 07 Decimals of land (hereinafter called and referred to as "Said Land" out of "Said Entire Land" unto and in favour of one Dayamoy Ruidas by registered deed-of-conveyance vide Deed No.5667 of 1983 who further sold, transferred, assured and assigned the "Said Land" unto and in favour of one Shri Dilip Kumar Singha Roy alias Dilip Singha Roy vide registered deed No.5426 of 1993 and subsequently said Shri Dilip Kumar Singhha Roy alias Dilip Singha Roy sold, transferred, conveyed, assured and assigned the "Said Land" unto and in favour of the unto and in favour of the one Brij Bahadur Singh by vide registered deed No.7453 of 2009, ADSR of Durgapur, recorded in Book No.I, C.D. Volume No.-19, Pages 2934 to 2943 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 and he 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-1442 were opened, prepared and made

F. G. G. Lak
Adv

in his name by the Revenue Officer under Section 50 of the West Bengal Land Reforms Act, 1955, and subsequently the Brij Bahadur Singh sold, transferred, conveyed, assured and assigned the "Said Land" unto and in favour of the VENDORS herein by vide registered Deed No. 4501 dated- 25.7.2016 at ADSR of Durgapur 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 and lastly 1442, 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 "VENDORS" herein became the sole and absolute owners of the "Said Land" jointly and equally own the "Said Land", which is 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' which also is identified in Local Plan or in the Master Plan as "Plot No. A-1" and for the sake of brevity hereinafter called and referred to as "Said Land".

G. The "VENDORS" approached and requested the "PURCHASER" to buy or Purchase ALL THAT the piece and parcel of land containing an area by estimation admeasuring 7 Decimals be the same a little more or less of land with area or quantum of land the "VENDORS" jointly own and

G. G. Ghatak
1 Adv

possess involving and comprised in R.S. Dag No.51 corresponding L.R. Dag No.50 containing an area by estimation admeasuring 03 Decimals and in R.S. dag No. 52 corresponding L.R. Dag No. 73 containing an area 04 Decimals thus altogether an area of 07 Decimals of land appertaining to R.S. Khatian No.45 and L.R. Khatian Nos. 573, 1227, 1230, 1228, 1229 and 1231, and later recorded in L.R. Khatian No-1442, 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 particularly described and mentioned in the Schedule hereunder written) for a total consideration of a sum of Rs. 17,95,000/- (Rupees Seventeen lakhs and ninety-five 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.

H. Accordingly and in agreement with aforesaid proposal as agreed by the Parties herein thereof entered into an Agreement-For-Sale dated- 22/07/2016 and the VENDORS executed the said Agreement-for-Sale with full satisfaction.

K. G. Chakrabarti
Adv.

I. 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 VENDORS to execute and causing registration of required Deed-of-Conveyance.

J. As per this Deed-of-Conveyance between the VENDORS, and the PURCHASER all cases, disputes and litigation stand withdrawn and the VENDORS here to assure and confirm the absolute ownership and title of the PURCHASER, by this Deed-of-Conveyance.

NOW THIS DEED WITNESSETH as follows:-

I. In pursuance of the consideration of a sum of Rs. 1,45,000/- (Rupees one lakh and forty-five thousand only), to be paid by the PURCHASER to the VENDORS as per the Memo of Consideration hereunder written which amounts determined after adjusting with the payments made earlier by the PURCHASER to the VENDORS at the time of execution of aforesaid Agreement-For-Sale dated- 22/07/2016 and the receipt whereof the VENDORS do and 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

F. G. G. Lak
1/11/2016

the PURCHASER and the "Said Land" hereby intended to be sold conveyed and transferred the VENDORS do and each of them doth hereby sell, transfer, convey, assure and assign the "Said Land" containing an area by estimation admeasuring 7 Decimals be the same a little more or less of land with area or quantum of land the "VENDORS" jointly own and possess involving and comprised in R.S. Dag No.51 corresponding L.R. Dag No.50 containing an area by estimation admeasuring 03 Decimals and in R.S. dag No. 52 corresponding L.R. Dag No. 73 containing an area 04 Decimals thus altogether an area of 07 Decimals of land appertaining to R.S. Khatian No.45 and L.R. Khatian Nos. 573, 1227, 1230, 1228, 1229 and 1231, and later recorded in LR. Khatian No-1442, 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 lispens, 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. Ghosh
MAO

II. AND THE VENDORS 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 VENDORS done or executed or knowingly suffered to the contrary the VENDORS 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 VENDORS 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 lispens made or

J. G. Ghorak
(Adv)

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

- (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 VENDORS 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 VENDORS or any person or persons lawfully or equitably claiming as aforesaid.
- (f) THAT the VENDORS and all persons having or lawfully or equitably claiming any estate or interest in the said land or any part thereof for the VENDORS shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER make

J.G. Ghatlak
(Adv)

do and 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 VENDORS 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 VENDORS 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

F. G. Ghatak
17/10/77

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 7 Decimals be the same a little more or less of land with area or quantum of land the "VENDORS" jointly own and possess involving and comprised in R.S. Dag No.51 corresponding L.R. Dag No.50 containing an area by estimation admeasuring 03 Decimals and in R.S. dag No. 52 corresponding L.R. Dag No. 73 containing an area 04 Decimals thus altogether an area of 07 Decimals of land appertaining to R.S. Khatian No.45 and L.R. Khatian Nos. 573, 1227, 1230, 1228, 1229 and 1231, and later recorded in LR. Khatian No-1442, 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

J.G. Ghatak
(Adv)

'RED' which also is identified in Local Plan or in the Master Plan as
Classification of land on R.S. Plot 51, Baid, R.S. 52 Danga,
'Plot No. A-1'.

Butted and Bounded as follows:

On the North By: Bijan Banerjee's land;

On the South By: R.S. Plot No-62(P);

On the West By: Madan Mohan De's Land;

On the East By: Bijan Banerjee's land.

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 CONTITUTED ATTORNEY

OF THE VENDORS/OWNERS at

Durgapur in the presence of:

Debasish Das
 1st Ananya Das
 House No 100, Bidhanpally,
 Durgapur-06

SIGNATURE OF CONTITUTED ATTORNEY OF THE VENDORS/OWNERS

স্বাক্ষরিত
 মোদী স্বাক্ষরিত -
 সীতা স্বাক্ষরিত
 স্বাক্ষরিত, মোদী স্বাক্ষরিত
 মোদী স্বাক্ষরিত, 3 স্বাক্ষরিত
 ১৪.০৬.১৮

SIGNED SEALED AND DELIVERED

by the **PURCHASER**

at Durgapur in the presence of:

SILVER ARCADE REALTY LLP
 Pawan K Singh,
 DES. PARTNER

SIGNATURE OF THE PURCHASER

K. G. Ghosh
 (Adv)

Shyamal Mukherjee
 Kuldihar
 CD-a-P-12

MEMO OF CONSIDERATION

RECEIVED from within named **PURCHASER** the within mentioned sum of Rs. 1,45,000/- (Rupees one lakh forty-five thousand only) , in following manner:

Received by Draft No. 459747 drawn

Kotak Mahindra Kolkata,

dated 22/7/2016, in favour of, **Sanatan Bauri**,

for a sum of Rupees one lakh forty-five thousand only.

Rs. 1,45,000/-

In this connection it is necessary to point out and record that the **VENDORS** herein represented by their constituted attorney received a sum of Rs. 16,50,000/- (Rupees Sixteen lakhs fifty Thousand only) by different Bank Drafts at the time of execution of **Agreement-For-Sale** dated- 22/07/2016 for the "Said Land" and the present payment is balance payment as per the **Agreement -for-Sale**. Thus the **VENDORS** received in total a sum of Rs. 17,95,000/- (Rupees Seventeen lakhs and ninety-five thousand only).

(Signature of the Constituted Attorney of Vendors)

WITNESS:

Debarshi Das
S/o - Ananya Das
House No- 100, Bidharpally,
Durgapur-06
Shyamal Mukherjee
Kuldiha
D.A.P - 12

Sanatan Bauri
Sanatan Bauri
Sanatan Bauri
Sanatan Bauri
Sanatan Bauri
Sanatan Bauri
Sanatan Bauri

Drafted by me
Krishna Gopal Ghatak
Advocate, Durgapur Court
Enl. No: F-148-2014.

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

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



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

- *Signature*

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

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

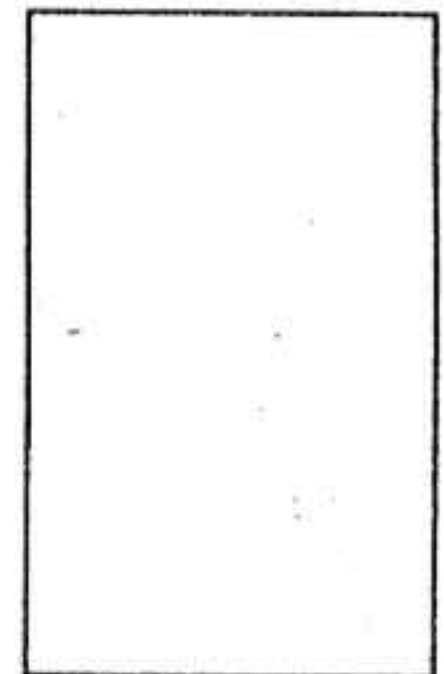


Colour Passport size photograph, finger prints of both the hands is attested.

- *Signature*

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

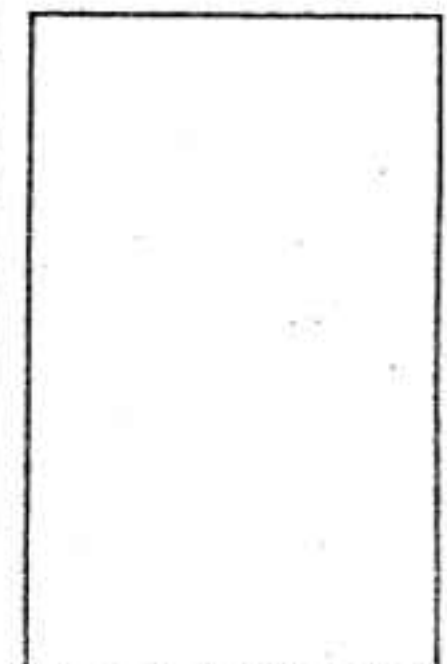
Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



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

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

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



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

IN IS SHOWING ON R.S PLOT NO- 52(P) L.R. PLOT- 73(P) AND 51(P) L.R. PLOT- 50(P) MOUZA- HALA, J.L NO- 96, P.S- NEW TOWNSHIP , DIST- BURDWAN. EXISTING POSITION SHOWING ON MARK.

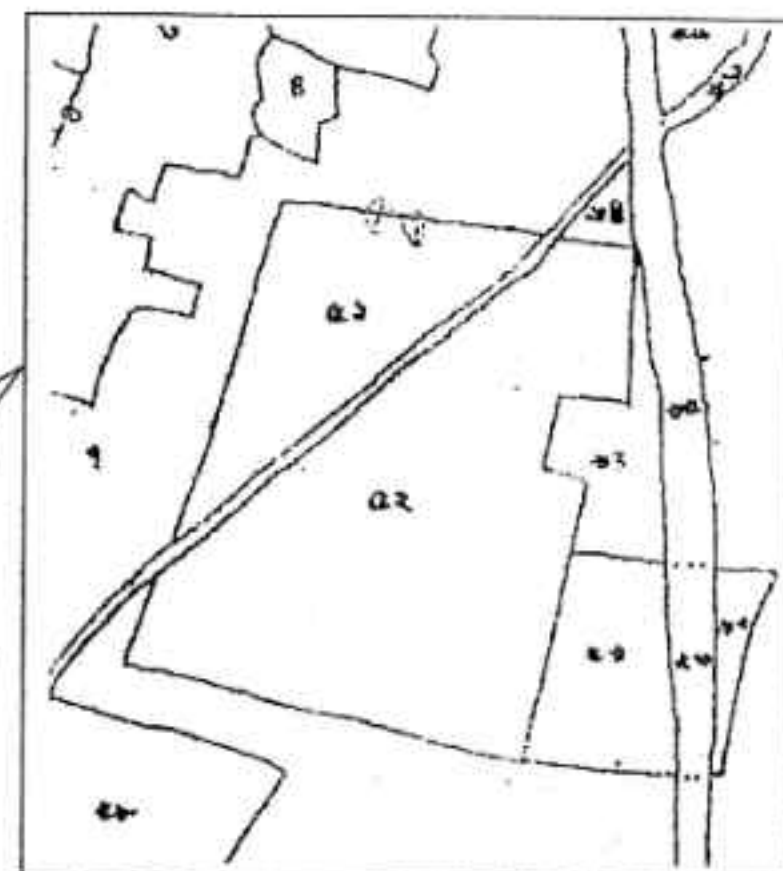
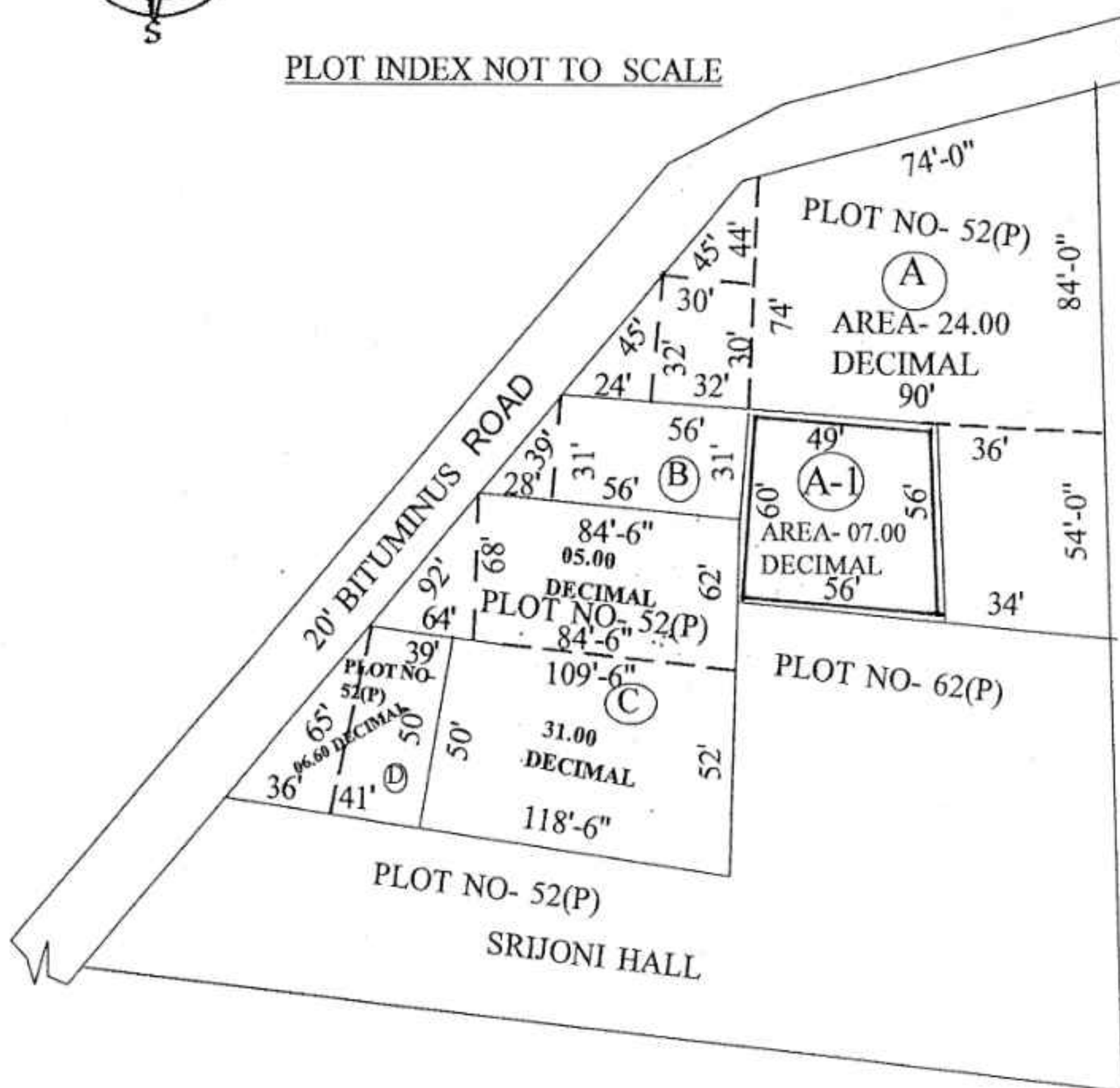
PLOT - "A-1" AREA- 07.00 DECIMAL.
OLD TO- SILVER ARCADE REALTY (L.L.P.)

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

SCALE-1"=330'



PLOT INDEX NOT TO SCALE



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

[Handwritten signature]
VENDOR SIGNATURE

BUYER SIGNATURE

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

Duplicat

প্রতিলিপ



Elector's Name Debashish Das

নির্বাচকের নাম দেবশিষ দাস

Father's Name Amulyya 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 নিউ টাউনশিপ বর্ধমান ৭১৩২০৬



Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 265-Durgapur - II

বিধানসভা নির্বাচন ক্ষেত্র : ২৬৫-দুর্গাপুর-২

District: Burdwan

জেলা: বর্ধমান

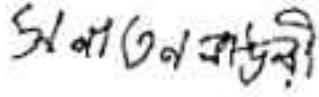
Date: 03.04.2006

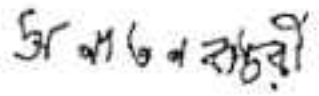
তারিখ: ০৩.০৪.২০০৬

14100110

Seller, Buyer and Property Details

A. Seller & Buyer Details

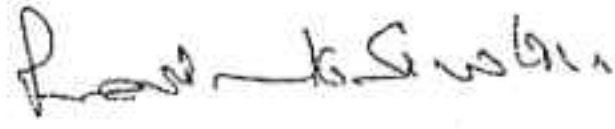
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Sanatan Bauri Son of Late Magaram Bauri SANKARPUR, P.O:- ARRAH, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212	 25/07/2016 3:07:04 PM	 LTI 25/07/2016 3:07:14 PM
		 25/07/2016 3:08:06 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Sanatan Bauri Son of Late Magaram Bauri Sankarpur, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India,; Status : Individual; Date of Execution : 25/07/2016; Date of Admission : 25/07/2016; Place of Admission of Execution : Office	 25/07/2016 3:06:07 PM	 LTI 25/07/2016 3:06:25 PM
		 25/07/2016 3:06:52 PM	
2	Mrs Maya Bauri Wife of Mr Suden Bauri Rupganj, P.O:- Arrah, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual		

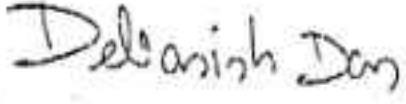
Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
3	Mrs Arati Bauri Wife of Mr Shambhu Bauri Rajbandh Chatty, P.O:- Rajbandh, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual		
4	Mrs Gita Bauri Wife of Mr Bhairab Bauri Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Represented by their (2-4) constituted attorney as given below:-		
2-4 (1)	Mr Sanatan Bauri Son of Late Magaram Bauri SANKARPUR, P.O:- ARRAH, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India,; Status : Attorney; Date of Execution : 25/07/2016; Date of Admission : 25/07/2016; Place of Admission of Execution : Office	 25/07/2016 3:07:04 PM	 LTI 25/07/2016 3:07:14 PM
		সনাতন বরুই 25/07/2016 3:08:06 PM	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	Silver Arcade Reality LLP 9/12, Lal Bazar Street, Room No-13, 1st Floor, Blo, P.O:- Lal Bazar, P.S:- Hare Street, 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, 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 3:05:19 PM	 LTI 25/07/2016 3:05:25 PM
		 25/07/2016 3:05:49 PM	

B. Identifier 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:- Mamra, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mr Sanatan Bauri, Mr Sanatan Bauri, Mr Pravin Kumar Sirohia	 25/07/2016 3:08:19 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
L1	District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola	RS Plot No:- 51 , RS Khatian No:- 45	3 Dec	7,70,000/-	7,70,000/-	Proposed Use: Vastu, ROR: Baid

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
L2	District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola	RS Plot No:- 52 , RS Khatian No:- 45	4 Dec	10,25,000/-	10,25,000/-	Proposed Use: Vastu, ROR: Danga

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Sanatan Bauri	Silver Arcade Reality LLP	0.75	25
	Mrs Maya Bauri	Silver Arcade Reality LLP	0.75	25
	Mrs Arati Bauri	Silver Arcade Reality LLP	0.75	25
	Mrs Gita Bauri	Silver Arcade Reality LLP	0.75	25
L2	Mr Sanatan Bauri	Silver Arcade Reality LLP	1	25
	Mrs Maya Bauri	Silver Arcade Reality LLP	1	25
	Mrs Arati Bauri	Silver Arcade Reality LLP	1	25
	Mrs Gita Bauri	Silver Arcade Reality LLP	1	25

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 - 020604518 / 2016

Query No/Year	02061000241891/2016	Serial no/Year	0206004592 / 2016
Deed No/Year	I - 020604518 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Sanatan Bauri	Presented At	Office
Date of Execution	25-07-2016	Date of Presentation	25-07-2016

Remarks

On 23/06/2016

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 17,95,000/-



(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 14:00 hrs on : 25/07/2016, at the Office of the A.D.S.R. DURGAPUR by Mr Sanatan Bauri ,.

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, P.O: Arrah, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession Cultivation
Indetified by Mr Debasish Das, Son of Mr Amulya Das, Mamra Bidhan Pally, P.O: Mamra, 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 Reality LLP, 9/12, Lal Bazar Street, Room No-13, 1st-Floor, Blo, P.O:- Lal Bazar, P.S:- Hare Street, 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, , Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By profession Business

27/07/2016 Query No:-02061000241891 / 2016 Deed No :I - 020604518 / 2016, Document is digitally signed.

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

Executed by Attorney

Execution by

1. Mr Sanatan Bauri, SANKARPUR, P.O: ARRAH, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212 Mr Sanatan Bauri, Son of Late Magaram Bauri, SANKARPUR, P.O: ARRAH, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By profession Cultivation as the constituted attorney of

1. Mrs Maya Bauri, Rupganj, P.O: Arrah, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212

2. Mrs Arati Bauri, Rajbandh Chatty, P.O: Rajbandh, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212

3. Mrs Gita Bauri, Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,741/- (A(1) = Rs 19,734/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 19,741/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 89,760/- and Stamp Duty paid by Draft Rs 84,760/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 7081, Purchased on 22/07/2016, Vendor named Debnath Chatterjee.

2. Rs 10/- is paid on Court Fees.

Description of Draft

1. Rs 38,530/- is paid, by the Bankers cheque No: 000443302391, Date: 25/07/2016, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.

2. Rs 46,230/- is paid, by the Bankers cheque No: 000443301356, Date: 17/06/2016, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.



(Abhijit Chatterjee)

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

icate of Registration under section 60 and Rule 69.
gistered in Book - I
Volume number 0206-2016, Page from 74975 to 75002
being No 020604518 for the year 2016.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2016.07.27 14:39:16 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 27-07-2016 14:39:15
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)