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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

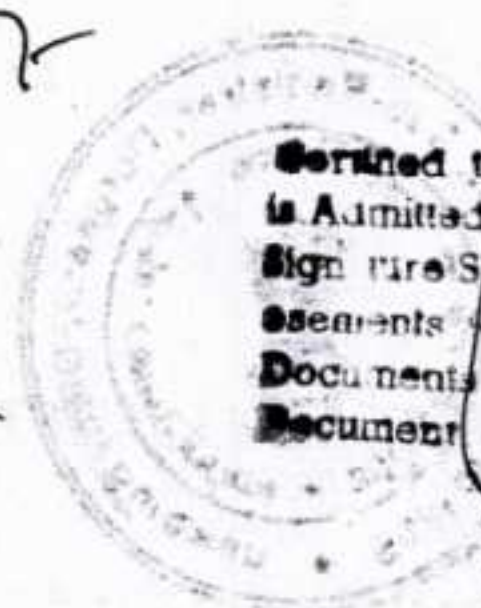
ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 444469

M-4-48,43,150
Q-244527
21/8/2016



Certified that the Document
is Admitted to Registration in the
Signiture Sheet and the Endr-
osements attached with the
Document are the Part of the
Document

A.D.J.R. Durrani
Registrar

02 AUG 2016

DEED OF SALE

Under Jemua Gram Panchayat, P.S. New Township, Mouza -
Tetikhala, Land area - 32 Decimal, Sale Value &
Market Value - Rs. 48,43,750/-.

K.G. Ghatak
21/8/2016

Sl. No. 7164 Date 28/7/2016
Sold to Silver Arcade Realty Ltd
Address
Value of Stamp
Date of Purchase of the Stamp
Paper from Treasury
Name of the Treasury from
Durgapur

28 JUL 2016

Debnath Chatterjee
Stamp Vender
A.D.S.R. office, Durgapur-16
Licence No-1/78



Addl. Dist. Sub-Registrar
Durgapur, Burdwan

02 AUG 2016

DEED OF CONVEYANCE

THIS DEED-OF-CONVEYANCE made this the 2nd day of August 2016.

BETWEEN & AMONGST

(1) SHRI BIJAN KUMAR BANDYOPADHYAY (alias Banerjee), PAN No-ADAPB8137G, son of late Narayan Chandra Bandyopadhyay, Citizenship – Indian, by faith – Hindu, by occupation – Business, residing at Village – Tetikhola, P.O. Durgapur 12, P.S. New Township, Sub Division – Durgapur, District – Bardhaman, West Bengal.

E. G. Ghatak
1 Adv.

(2) **SHRI DURGADAS ROY**, PAN No. AFHPR9234D, son of late Magaram Roy, Citizenship – Indian, by faith – Hindu, by occupation – Business, residing at Village – Gopalpur, P.O. Durgapur-12, P.S. Kaksa, Sub Division – Durgapur, District – Bardhaman, West Bengal - hereinafter jointly and collectively referred to as the “**VENDORS**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective legal heirs or successors, legal representatives 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. 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.

*J.G. Gopalak
Arrah*

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:**

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

K. G. Ghatak
(Adv)

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 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

K. G. Ghosh
(Adv)

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. 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) Mrityunjoy Dutta, (2) Subhas Chandra Dutta, (3) Tushar Kanti Dutta, (4) Deba Prasad Dutta and (5) Smt. Rajlakshmi Dutta sold, transferred, assured and assigned unto and in favour of the said "VENDORS" herein by registered Deed-Of-Conveyance, registered with the ADSR, Durgapur, recorded in Book No. I, Volume No.7, Pages 3422 to 3435, Being No.-02808, for the year 2008 altogether 87 Decimals of land be the same a little more or less out of "Said Entire Land" (106 Decimals) comprised in (1) R.S. Dag No. 51 corresponding L.R. Dag no. 50, containing an area of 23 Decimals be the same a little more or less out of total area being 104 Decimals and (2) R.S. Dag No. 52 corresponding L.R. Dag No. 73 containing an area of 64 Decimals be the same a little more or less out of total area being 268 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

K. G. Ghatak
(Adv)

Bardhaman, for the sake of brevity hereinafter called and referred to as
"Said Mother Land". The particulars of "Said Mother Land", 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)
51	45	50	1319	104	Baid	1. Bijan Kumar Bandyopadhyay (alias banerjee)	0.1106	11.5
			1320			2. Durgadas Roy	0.1106	11.5
52	45	73	1319	268	Danga	1. Bijan Kumar Bandyopadhyay (alias banerjee)	0.1175	32
			1320			2. Durgadas Roy	0.1175	32

J. G. Ghosh
(Adv)

G. Thus and in the manner as aforesaid the "**VENDORS**" herein became the sole and absolute owners of the "**Said Mother Land**" having equal share of each in the ownership and they got their names mutated in the records of the B.L. & L.R.O., Durgapur and new L.R. Khatians, namely L.R. Khatian No-1319 (in the name of **Vendor** at serial No.1) and L.R. Khatian No-1320 (in the name of **Vendor** at serial No.2) were opened, prepared and made in their names by the Revenue Officer under Section 50 of the West Bengal Land Reforms Act, 1955.

H. 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)
51	45	50	1319	104	Baid	1. Bijan Kumar Bandyopadhyay (alias banerjee)	0.1106	11.50	11.50
			1320			2. Durgadas Roy	0.1106	11.50	11.50

*J. G. Ghatak
(Adv)*

52	45	73	1319	268	Danga	1. Bijan Kumar Bandyopadhyay (alias banerjee)	0.1175	32	4.50
			1320			2. Durgadas Roy	0.1175	32	4.50

I. 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 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

K. G. Ghatak
(Adv)

last recourse, he met, negotiated, approached and requested the "VENDORS" herein so that the "VENDORS" 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 "VENDORS" on such negotiation, approach and request has agreed to pay a total consideration of a sum of Rs. 4,85,304/- (Rupees four lakhs eighty-five thousand three hundred and four 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. 4,85,304/- (Rupees four lakhs eighty-five thousand three hundred and four only) from the "VENDORS" in the manner written hereunder and, simultaneously, on receiving such payments, further, do and doth undertake, confirm, warrant and assure the "VENDORS" 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, lispens, acquisitions, requisitions, attachments and trusts of whatsoever and howsoever in nature.

J. G. Chakravarti
(Adv)

- . . J. Similarly, the party as Fourth Part in this agreement particularly as "SECOND CONFIRMING PARTY" were acted, completely, simply, and mere, 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-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 Mother Land" out of "Said Entire Land" to and in favour of the "VENDORS" herein after receiving due consideration determined on market price and, significantly, the "VENDORS" 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 Mother Land" even could not

J. G. Ghatak
(Adv)

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 Mother 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 to continue litigation. Thus, finally, and at last as the last recourse to him, he met, negotiated, approached and requested the **"VENDORS"** herein so that the **"VENDORS"** 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 **"VENDORS"** on such negotiation, approach and request has agreed to pay them a total consideration of a sum of Rs. 19,49,886/- (Rupees nineteen lakhs forty-nine thousand eight hundred and eighty-six 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. 19,49,886/- (Rupees nineteen lakhs forty-nine thousand eight hundred and eighty-six only) from the **"VENDORS"** in the manner written hereunder and, simultaneously, on

J. G. Chakraborty
Adv.

receiving such payments, further, do and doth undertake, confirm, warrant and assure the "VENDORS" 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, lispendens, 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 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".

K. 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 "VENDORS" approached and requested the "PURCHASER" to buy or Purchase ALL THAT the piece and parcel of land containing an

J. G. Ghatak
(Adv)

area by estimation admeasuring 32 Decimal comprised in (1) R.S. Dag No. 51 corresponding L.R. Dag No. 50, area 23 Decimal out of total area 104 Decimal and 9 Decimal comprised in (2) R.S. Dag No. 52 corresponding L.R. Dag No. 73 out of total area 268 Decimal both originally recorded in R.S. Khatain No.45 and subsequently in L.R. Settlement were recorded in L.R. Khatian Nos. 573, 1227, 1230, 1228, 1229 and 1231 and later the **"VENDORS"** also got their name mutated in the L.R. record and L.R. Khatian No-1319 and 1320, was open, prepared and finally published in their name, significantly, 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 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 price of Rs. 48,43,750/- (Rupees Forty eight Lakhs forty-three thousand seven hundred and fifty 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.

L. Accordingly and in agreement with aforesaid proposal of the **VENDORS** and as agreed by the Parties herein including the **FIRST CONFIRMING**

J. C. Chakraborty
(Adv)

PARTY and SECOND CONFIRMING PARTY hereof the PURCHASER entered into an Agreement-For-Sale vide deed no 020602702, Book No-01, Vol-0206-2016, page from 44046 to 44080 on 6th May, 2016 with the VENDORS and the FIRST CONFIRMING PARTY and SECOND CONFIRMING PARTY by payment of due consideration to the VENDORS and the FIRST CONFIRMING PARTY and SECOND CONFIRMING PARTY who have acknowledged such payment and executed said Agreement-for-Sale with full satisfaction.

M. 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 VENDORS 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 VENDORS and all persons in Confirming Parties the balance payments which settled and determined and recorded in said Agreement-for-Sale and Parties finally agreed to execute and cause registration of Deed-of-Conveyance.

N. As per the Agreement-for-Sale between the VENDORS, PURCHASER and the Confirming Parties all cases, disputes and litigation stand withdrawn

E. G. Ghalax
(Adv)

and the Confirming Parties 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 said Agreement-For-Sale vide deed no 020602702, Book No-01, Vol-0206-2016, page from 44046 to 44080 on 6th May, 2016 and in consideration of a sum of Rs. 21,67,704/- (Rupees Twenty-one lakhs sixty-seven thousand seven hundred and four only), to be paid by the PURCHASER to the VENDORS and in consideration of payment of a sum of Rs. 4,36,774/- (Rupees Four lakhs thirty-six thousand seven hundred and seventy-four Only) to be paid by the PURCHASER to the FIRST CONFIRMING PARTY and in consideration of payment of a sum of Rs. 17,54,898/- (Rupees Seventeen lakhs fifty-four thousand eight hundred and ninety-eight 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 VENDORS and the FIRST CONFIRMING PARTY and SECOND CONFIRMING PARTY at the time of execution of aforesaid Agreement -for-Sale dated 6th May, 2016 and the receipt whereof the VENDORS 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

J.G. Chakraborty
Adv

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 VENDORS do and each of them doth hereby sell, transfer, convey, assure and assign the "Said Land" containing an area by estimation admeasuring 32 Decimal comprised in (1) R.S. Dag No. 51 corresponding L.R. Dag No. 50, area 23 Decimal out of total area 104 Decimal and 9 Decimal comprised in (2) R.S. Dag No. 52 corresponding L.R. Dag No. 73 out of total area 268 Decimal both originally recorded in R.S. Khatain No.45 and subsequently in L.R. Settlement were recorded in L.R. Khatian Nos. 573, 1227, 1230, 1228, 1229 and 1231 and later the "VENDORS" also got their name mutated in the L.R. record and L.R. Khatian No-1319 and 1320, was open, prepared and finally published in their name, significantly, 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, 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. C. Chatterjee
W. A. D. V.

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 lispensens made or suffered by the VENDORS or any person or persons having lawfully

J. G. Chohan
1 Adm

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 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

J.C. G. Alston
17/11/11

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

J. G. Chotak
12/10/11

(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 32 Decimal comprised in (1) R.S. Dag No. 51 corresponding L.R. Dag No. 50, area 23 Decimal out of total area 104 Decimal and 9 Decimal comprised in (2) R.S. Dag No. 52 corresponding L.R. Dag No. 73 out of total area 268 Decimal both originally recorded in R.S. Khatain No. 45 and subsequently in L.R. Settlement were recorded in L.R. Khatian Nos. 573, 1227, 1230, 1228, 1229 and 1231 and later the "VENDORS" also got their name mutated in the L.R. record and L.R. Khatian No-1319 and 1320, was open, prepared and finally published in their name, significantly, 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, 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. E'. The "Said Land" at a glance as follows:

J. G. Chatterjee
(Adv)

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)
51	45	50	1319	104	Baid	3. Bijan Kumar Bandyopadhyay (alias banerjee)	0.1106	11.50	11.50
			1320			4. Durgadas Roy	0.1106	11.50	11.50
52	45	73	1319	268	Danga	3. Bijan Kumar Bandyopadhyay (alias banerjee)	0.1175	32	4.50
			1320			4. Durgadas Roy	0.1175	32	4.50

Butted and Bounded as follows:

On the North By : RS Plot No-51(Part);

On the South By : 12' Feet proposed road;

On the West By : RS Plot No-51(Part);

On the East By : 20' Feet proposed road.

F. G. Chakrabarti
(WAT)

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 **VENDORS/OWNERS** at

Durgapur in the presence of :

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

1. Byju & Bandopadhyay also Bengali

2. Durga Das Roy

SIGNATURE OF THE VENDORS/OWNERS

SIGNED SEALED AND DELIVERED

by the **PURCHASER**

at Durgapur in the presence of :

SILVER ARCADE REALTY LLP

Praveen K. S. Nair.

DES. PARTNER

SIGNATURE OF THE PURCHASER

T. G. Chakraborty
(Adv)

SIGNED SEALED AND DELIVERED

by **THE FIRST CONFIRMING PARTY**

at Durgapur in the presence of : *সম্মতি*

Debarish Das
S/o - Anulya Sen,
House No - 100, Bidhanpally,
Durgapur - 72

SIGNATURE OF THE FIRST CONFIRMING PARTY

SIGNED SEALED AND DELIVERED

by **THE SECOND CONFIRMING PARTY**

at Durgapur in the presence of :

অজয় মল্লিক
কলিকতা, ২০, ফেব্রুয়ারি-১২

Pradip K Roy

SIGNATURE OF THE SECOND CONFIRMING PARTY

Prepared by me.
Krishna Gopal Chatterjee
Advocate, Durgapur Court
ENL. No: - F-148-2014.

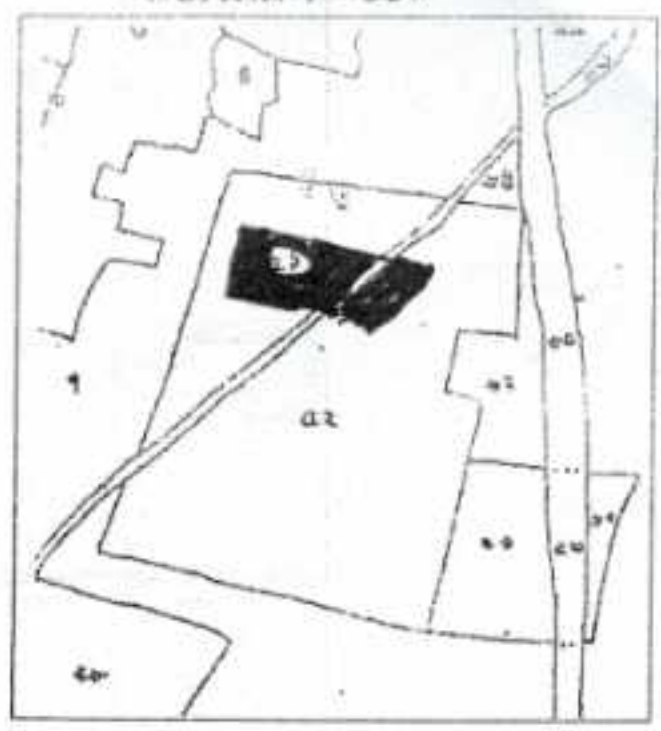
SHOWING ON R.S PLOT NO- 52(P) L.R. PLOT- 73(P) & R.S PLOT NO- 51(P) L.R PLOT- 50(P)
TETIKHALA, J.L NO- 96, P.S- NEW TOWNSHIP, DIST- BURDWAN, EXISTING POSITION

ON RED MARK.

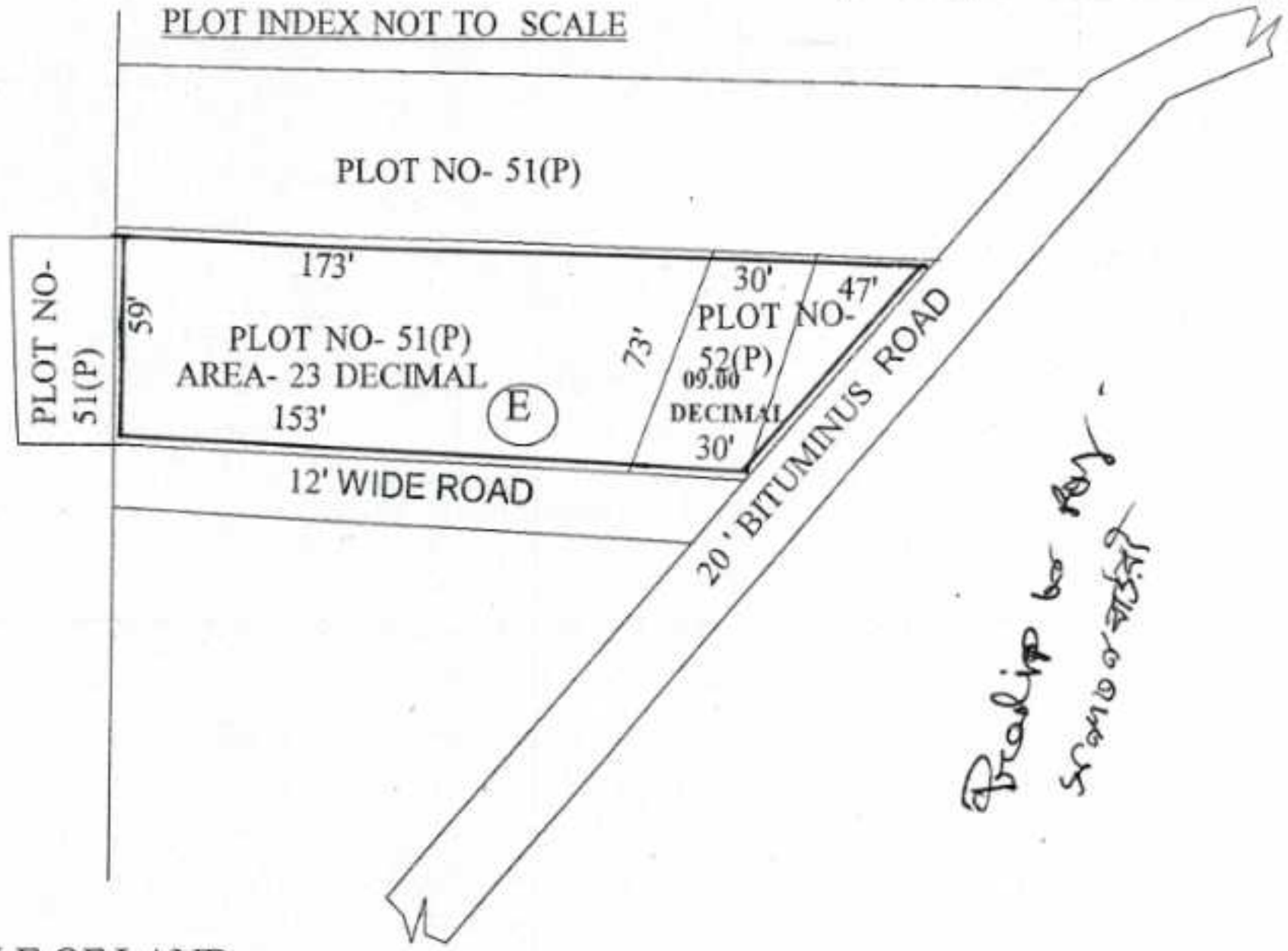
PLOT NO - "E" AREA- 32.00 DECIMAL

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



SCHEDULE OF LAND

SUB PLOT	R.S PLOT NO	L..R. PLOT NO	AREA IN DECIMAL
E	51	50	23.00
	52	73	09.00
	TOTAL AREA- 32.00 DECIMAL		

Byam v Bunderachy etc etc

Durgadas Roy
VENDOR SIGNATURE

SILVER ARCADE REALTY LLP
DES. PARTNER
BUYER SIGNATURE

AVOY SADHU
05/05/2016
SIGNATURE OF THE SURVEYOR
Land Surveyor
AVOY SADHU
Regd. No- 66381/S 41248
Srikrishnapur, Amdohi
Burdwan

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

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Signature of Vendor/Purchaser

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

Byan v Bandopadhyay Mr. Byan

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

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Durgadas Roy

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

Durgadas Roy

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

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Pranab Kumar Sinha

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

Pranab Kumar Sinha

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

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Arvind Kumar

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

Arvind Kumar

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.

Pradeep or *Raj*
Signature, Colour passport size photograph, finger prints of both the hands
of the Vendor & Purchaser

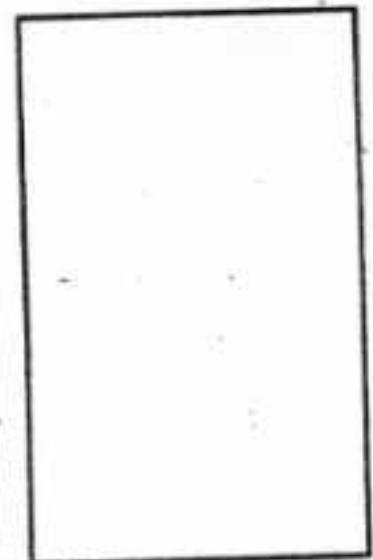
Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



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.

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.


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD LJK3265063
 পরিচয় পত্র
 Duplicate
 প্রতিলিপ




Elector's Name Debashish Das
 নির্বাচকের নাম দেবশিষ দাস
 Father's Name Amulyya Das
 পিতার নাম অমূল্য দাস
 Sex M
 লিঙ্গ পুরুষ
 Age as on 1.1.2006 25
 ১.১.২০০৬ এ বয়স ২৫



Debashish Das

Address:
 100 No Bidhanpally Durgapur 24 New Township Burdwan
 713206

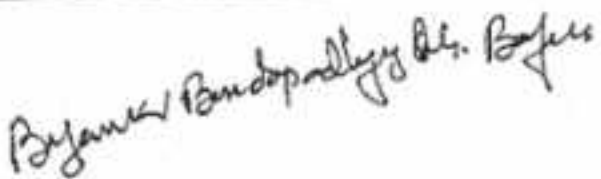
ঠিকানা:
 ১০০ নং বিধানপল্লী দুর্গাপুর ২৪ নতুন টাউনশিপ বর্ধমান ৭১৩২০৬

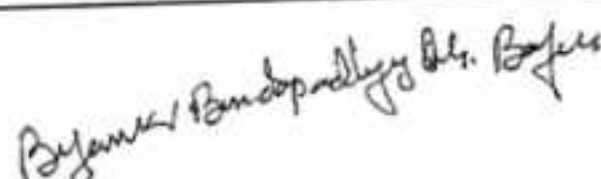
Facsimile Signature
 Electoral Registration Officer
 নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 265-Durgapur - II
 বিধানসভা নির্বাচন কেন্দ্র: ২৬৫-দুর্গাপুর-২
 District: Burdwan জেলা: বর্ধমান
 Date: 03.04.2006 তারিখ: ০৩.০৪.২০০৬

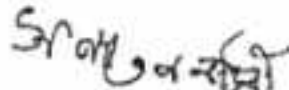
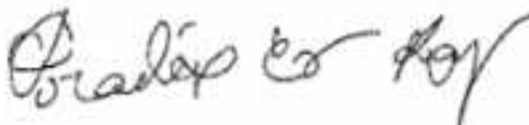
Seller, Buyer and Property Details

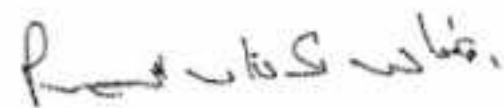
A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Bijan Bandyopadhyay (Alias Name: Mr Bijan Banerjee) Son of Late Narayan Chandra Bandyopadhyay Tetikhola, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212	 02/08/2016 1:55:39 PM	 LTI 02/08/2016 1:55:50 PM
		 02/08/2016 1:56:17 PM	

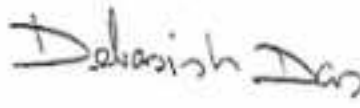
Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Bijan Bandyopadhyay (Alias: Mr Bijan Banerjee) Son of Late Narayan Chandra Bandyopadhyay Tetikhola, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADAPB8137G,; Status : Individual; Date of Execution : 02/08/2016; Date of Admission : 02/08/2016; Place of Admission of Execution : Office	 02/08/2016 1:55:39 PM	 LTI 02/08/2016 1:55:50 PM
		 02/08/2016 1:56:17 PM	

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
2	Mr Durgadas Roy Son of Late Magaram Roy Gopalpur, P.O:- Gopalpur, P.S:- Kanksa, District:- Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFHPR9234D,; Status : Individual; Date of Execution : 02/08/2016; Date of Admission : 02/08/2016; Place of Admission of Execution : Office	 02/08/2016 1:56:44 PM	 LTI 02/08/2016 1:56:51 PM
		 02/08/2016 1:57:03 PM	
3	Mr Sanatan Bauri Son of Late Magaram Bauri Sankarpur- Arrah, 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 : Confirming Party; Date of Execution : 02/08/2016; Date of Admission : 02/08/2016; Place of Admission of Execution : Office	 02/08/2016 1:58:28 PM	 LTI 02/08/2016 1:58:37 PM
		 02/08/2016 1:58:57 PM	
4	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 : 02/08/2016; Date of Admission : 02/08/2016; Place of Admission of Execution : Office	 02/08/2016 1:57:17 PM	 LTI 02/08/2016 1:57:24 PM
		 02/08/2016 1:57:35 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, 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 : 02/08/2016; Date of Admission : 02/08/2016; Place of Admission of Execution : Office	 02/08/2016 1:57:52 PM	 LTI 02/08/2016 1:57:57 PM
		 02/08/2016 1:58:07 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 Bijan Bandyopadhyay, Mr Durgadas Roy, Mr Sanatan Bauri, Mr Pravin Kumar Sirohia, Mr Pradip Kumar Roy	 02/08/2016 1:59:14 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						
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	23 Dec	34,50,000/-	34,50,000/-	Proposed Use: Land for Industrial use, ROR: Baid, Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L2	District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola	RS Plot No:- 52 , RS Khatian No:- 45	9 Dec	13,93,750/-	13,93,750/-	Proposed Use: Land for Industrial use, ROR: Baid, Width of Approach Road: 32 Ft., Adjacent to Metal Road,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Bijan Bandyopadhyay	SILVER ARCADE REALTY LLP	11.5	50
	Mr Durgadas Roy	SILVER ARCADE REALTY LLP	11.5	50
L2	Mr Bijan Bandyopadhyay	SILVER ARCADE REALTY LLP	4.5	50
	Mr Durgadas Roy	SILVER ARCADE REALTY LLP	4.5	50

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 - 020604702 / 2016

Query No/Year	02061000244527/2016	Serial no/Year	0206004776 / 2016
Deed No/Year	I - 020604702 / 2016		
Transaction	[0105] Sale, Sale after registered sale agreement without possession		
Name of Presentant	Mr Bijan Bandyopadhyay	Presented At	Office
Date of Execution	02-08-2016	Date of Presentation	02-08-2016

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 48,43,750/-



(Abhijit Chatterjee)

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

On 02/08/2016

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 13:08 hrs on : 02/08/2016, at the Office of the A.D.S.R. DURGAPUR by Mr Bijan Bandyopadhyay Alias Mr Bijan Banerjee, one of the Executants.

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

Execution is admitted on 02/08/2016 by

Mr Bijan Bandyopadhyay, Alias Mr Bijan Banerjee, Son of Late Narayan Chandra Bandyopadhyay, Tetikhola, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession Business

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 02/08/2016 by

Mr Durgadas Roy, Son of Late Magaram Roy, Gopalpur, P.O: Gopalpur, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession Business

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 02/08/2016 by

Mr Sanatan Bauri, Son of Late Magaram Bauri, Sankarpur- Arrah, 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: 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 02/08/2016 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
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) [Representative]

Execution is admitted on 02/08/2016 by

Mr Pravin Kumar Sirohia 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
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

Payment of Fees

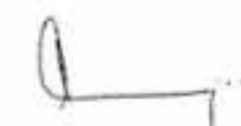
Certified that required Registration Fees payable for this document is Rs 80,065/- (A(1) = Rs 53,273/- ,B = Rs 26,785/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 80,065/-

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 7464, Purchased on 28/07/2016, Vendor named Debnath Chatterjee.
2. Rs 10/- is paid on Court Fees.



(Abhijit Chatterjee)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR

Burdwan, West Bengal

ificate of Registration under section 60 and Rule 69.
egistered in Book - I
Volume number 0206-2016, Page from 78748 to 78785
being No 020604702 for the year 2016.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2016.08.03 17:37:09 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 03-08-2016 17:37:09
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)