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2020 604 201 16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 098375

M-v-18,81,000.
Q-24,1873
2/8/2016

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
gements Attached with this
Document are the Part of this
Document.

A.D.S.R. Durgapuri
Baidwan

02 AUG 2016

DEED OF SALE

Under Jemua Gram Panchayat, P.S. New Township, Mouza-
Tetikhola, Land area - 6.6 Decimal, Sale Value -
Rs. 15,15,441/- & Market Value - Rs. 18,81,000/-.

M. G. Ghosh
1/8/2016

Sl.No. 7463 Date 28/2/16
Sold to Silver Arcade Realty LLP
Address.....
Value of Stamp.....
Date of Purchase of the Stamp
Paper from Treasury.....
Name of the Treasury from 22 JUL 2016
:- Durgapur

Debnath Chatterjee
Stamp Vender
A.D.S.R. office, Durgapur-16
Licence No-1172



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 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,

P. G. Ghatak
W. S. V.

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 Banunara, 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.

E. G. 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 - 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 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

E.G. Ghosh
(Adv.)

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

J. G. Ghosh
Adv.

F. Subsequently said (1) Deba Prasad Dutta and (2) Rajlakhsmi Dutta sold, transferred, conveyed, assured and assigned their respective share in ownership comprised in R.S. Dag No. 52 corresponding L.R. Dag No. 75 containing an area of 6.60 Decimals be the same a little more or less out of total area being 53 Decimals of land (for the sake of brevity) hereinafter called and referred to as "Said Land" in favour of one Barun Kumar Ghosh by two separate registered Deeds-of-Conveyance, namely, (1) vide Deed No.1152 of 1994 and (2) vide Deed No.935 of 1994 who later sold, transferred, assured and assigned the "Said Land" unto and in favour of one Smt. Memu Mishra by vide registered deed No.3849 of 1996 and subsequently said Smt. Memu Mishra sold, transferred, conveyed, assured and assigned the "Said Land" unto and in favour of the one (1) Shri Prasanna Banerjee and (2) Durgadas Roy by vide registered deed No.01556 of 2009 (ADSR of Durgapur, recorded in Book No.I, C.D. Volume No.4, Pages 4563 to 4571 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 they got their name mutated in the records of the B.L. & L.R.O., Durgapur and new L.R. Khatians, namely L.R. Khatian No-1410 and 1409 were opened, prepared and made in their name by the Revenue Officer under Section 50

K. G. Ghatak
Adv.

of the West Bengal Land Reforms Act, 1955, and subsequently the said (1) Shri Prasanna Banerjee and (2) Durgadas Roy jointly sold, transferred, conveyed, assured and assigned the "Said Land" unto and in favour of the VENDORS herein by vide registered Deed No. 4701 dated 2.8.2016 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 1410 and 1409, 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. D" 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 6.60 Decimals be the same a little more or less of land with area or quantum of land the "VENDORS" jointly own

J.C. G. G. G. G.
1/2/2016

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. Khatian Nos. 573, 1227, 1230, 1228, 1229 and 1231 and lastly 1410 and 1409, 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 particularly described and mentioned in the Schedule hereunder written) for a total consideration of a sum of Rs. 15,15,441/- (Rupees Fifteen lakhs and fifteen thousand four hundred and forty-one 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.

J.C. Ghosh
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. 3,00,441/- (Rupees three lakhs four hundred and forty-one 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 on 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 the PURCHASER and the "Said Land" hereby intended to be sold conveyed and transferred the VENDORS do and each

K. G. Galar
Adv.

of them doth hereby sell, transfer, convey, assure and assign the "Said Land" containing an area by estimation admeasuring 6.60 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.52 corresponding L.R. Dag No.75 appertaining to R.S. Khatian No.45 and L.R. Khatian Nos. 573, 1227, 1230, 1228, 1229 and 1231 and lastly 1410 and 1409, 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.

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

J.C. Ghatak
10/10/21

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 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

J. G. Galar
1 ADW

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 the PURCHASER in the manner as aforesaid as shall or may be reasonably required.

J. C. G. G. G.
(Adv)

- (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".

- (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.

J. G. Ghatak
12/12/11

THE SCHEDULE ABOVE REFERRED TO :

(SAID LAND)

ALL THAT the piece and parcel of land containing an area by estimation admeasuring 6.60 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.52 corresponding L.R. Dag No.75 appertaining to R.S. Khatian No.45 and L.R. Khatian Nos. 573, 1227, 1230, 1228, 1229 and 1231 and lastly 1410 and 1409, 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. D'.

Butted and Bounded as follows:

On the North By: Bijan Banerjee's land;

On the South By: Srijoni Hall;

On the West By: 20' Feet Bitumin road;

On the East By: Bijan Banerjee's land.

J. G. Ghatak
(Adv)

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

ਸਰਮਿਤ ਨਾਭੀ

by the CONTITUTED ATTORNEY

OF THE VENDORS/OWNERS at

Durgapur in the presence of :

Delanish Das
S/O - Anulya Das.
House No - 108, Bidhanpally,
Durgapur - 713006

SIGNATURE OF CONTITUTED ATTORNEY OF THE VENDORS/OWNERS

SIGNED SEALED AND DELIVERED

by the PURCHASER

at Durgapur in the presence of :

ਸਰਮਿਤ ਨਾਭੀ
House No - 108, Bidhanpally,
Durgapur - 713006

SIGNATURE OF THE PURCHASER

E.G. Ghatge
Adv.

MEMO OF CONSIDERATION

RECEIVED from within named PURCHASER the
 within mentioned sum of Rs. 3,00,441/- (Rupees
 three lakhs four hundred and forty-one only) .

5/04/19 नमो

आम्र. सडरी
 आरंभी सडरी
 मीठा सडरी
 नमो. मीठा सडरी (मरुत)

3-8-20. नमो. सडरी

(Signature of the Constituted Attorney of Vendors)

WITNESS:

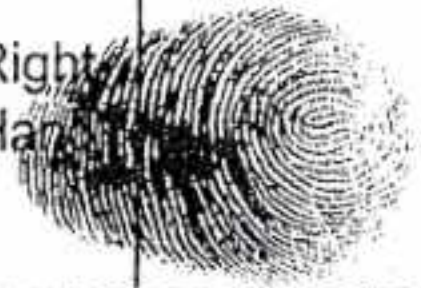
Debashish Das
 S/o - Anulya Son,
 House No - 100, Bidhan pally,
 Durgapur - 06

Pradip Roy.
 Durgapur - 12

prepared by me

Krishna Gopal Ghatak
 Advocate, Durgapur Court
 ENL. No: F-148-2019.

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.

সম্পদ বাড়ী

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

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

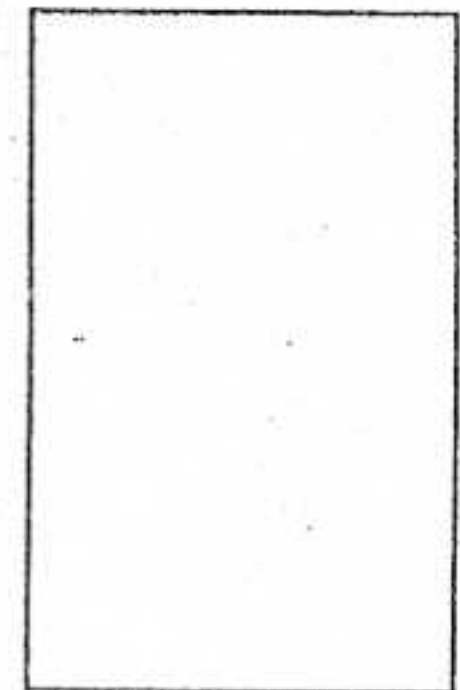


Colour Passport size photograph, finger prints of both the hands is attested.

সম্পদ বাড়ী

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

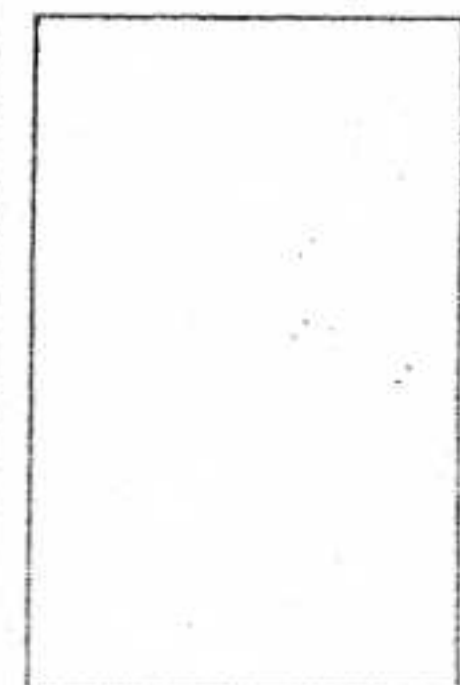
Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



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.

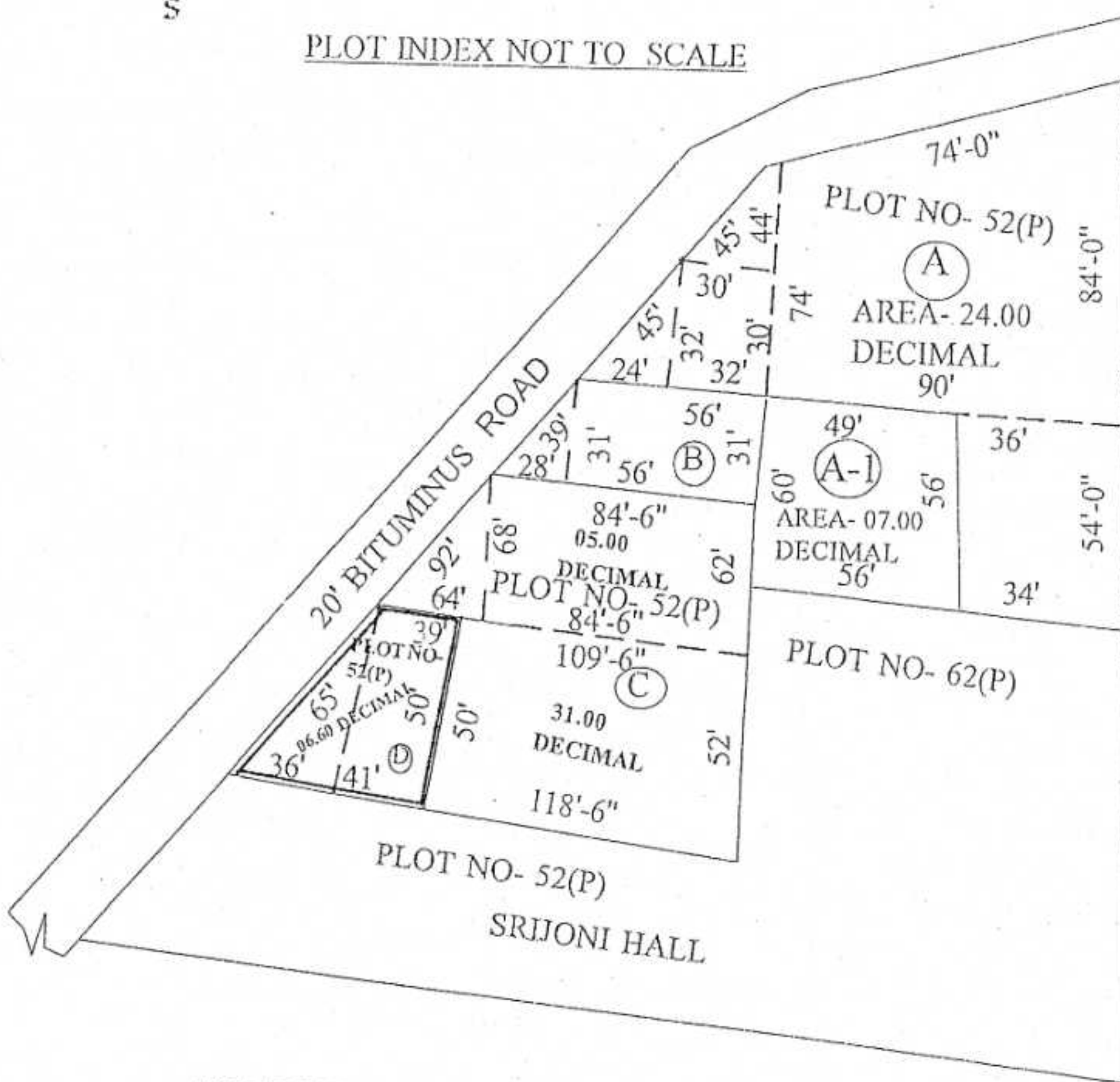
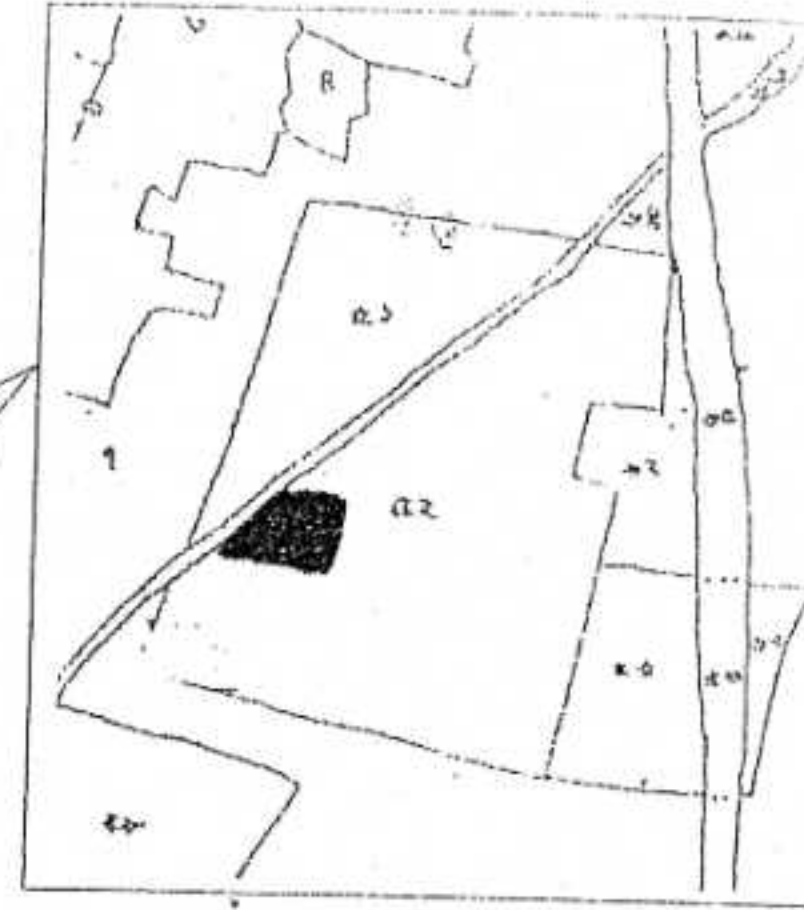
SHOWING ON R.S PLOT NO- 52(P) L.R. PLOT- 75(P) MOUZA- TETIKHALA, J.L NO- 96,
TOWNSHIP, DIST- BURDWAN. EXISTING POSITION SHOWING ON RED MARK.
PLOT - "D" AREA- 06.60 DECIMAL.
TO- SILVER ARCADE REALTY (L.L.P.)

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
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

সিলভার আর্কাড রিয়েলিটি লিমিটেড
৩ নং ওয়াশিংটন স্ট্রিট
নিউজ-আমারিকা-৩ নং
১৫৫৮ নং

SILVER ARCADE REALTY L.L.P.

Land - 10 Si...
DES BAPTISTE

VENDOR SIGNATURE

BUYER SIGNATURE

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 পুরুষ

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 অধিকারিক

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

District: Burdwan জেলা: বর্ধমান

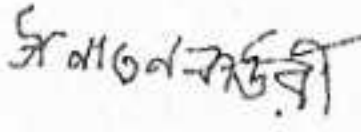
Date: 03.04.2006 তারিখ: ০৩.০৪.২০০৬

1410118

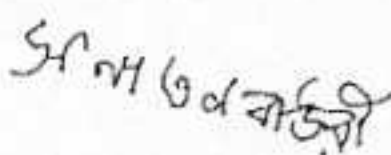
Seller, Buyer and Property Details

Seller & Buyer Details

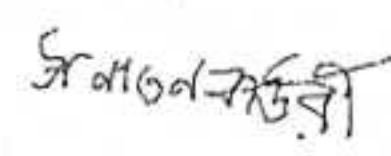
Presentant Details

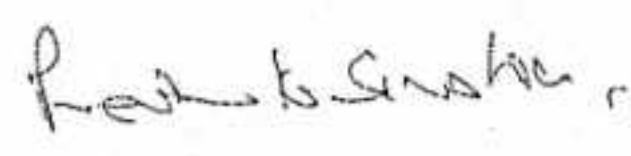
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Sanatan Bauri Son of Late Magaram Bauri Sankarpur, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212	 02/08/2016 3:31:13 PM	 LTI 02/08/2016 3:31:20 PM
		 02/08/2016 3:31:45 PM	

Seller Details

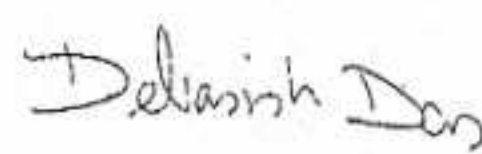
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Sanatan Bauri Son of Late Magaram Bauri Sankarpur, P.O:- Arrah, P.S:- Kanksa, District:- Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India,; Status : Individual; Date of Execution : 02/08/2016; Date of Admission : 02/08/2016; Place of Admission of Execution : Office	 02/08/2016 3:30:13 PM	 LTI 02/08/2016 3:30:58 PM
		 02/08/2016 3:32:12 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 : 02/08/2016; Date of Admission : 02/08/2016; Place of Admission of Execution : Office	 02/08/2016 3:31:13 PM	 LTI 02/08/2016 3:31:20 PM
		 02/08/2016 3:31:45 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 : 02/08/2016; Date of Admission : 02/08/2016; Place of Admission of Execution : Office	 02/08/2016 3:32:36 PM	 LTI 02/08/2016 3:32:42 PM
		 02/08/2016 3:32:51 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:- 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	 02/08/2016 3:33:06 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:- 52 , RS Khatian No:- 45	6.6 Dec	15,15,441/-	18,81,000/-	Proposed Use: Vastu, ROR: Baid, Width of Approach Road: 20 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 Sanatan Bauri	Silver Arcade Reality LLP	1.65	25
	Mrs Maya Bauri	Silver Arcade Reality LLP	1.65	25
	Mrs Arati Bauri	Silver Arcade Reality LLP	1.65	25
	Mrs Gita Bauri	Silver Arcade Reality LLP	1.65	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 - 020604720 / 2016

Query No/Year	02061000241873/2016	Serial no/Year	0206004794 / 2016
Deed No/Year	I - 020604720 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Sanatan Bauri	Presented At	Office
Date of Execution	02-08-2016	Date of Presentation	02-08-2016

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 18,81,000/-



(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 14:00 hrs on : 02/08/2016, 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 02/08/2016 by

Mr Sanatan Bauri, Son of Late Magaram Bauri, Sankarpur, P.O: Arrah, Thana: Kanksa, , 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 02/08/2016 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

020604720 / 2016 Deed No : I - 020604720 / 2016, Document is digitally signed.

certified 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 20,687/- (A(1) = Rs 20,680/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 20,687/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 94,060/- and Stamp Duty paid by Draft Rs 89,071/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 7463, Purchased on 28/07/2016, Vendor named Debnath Chatterjee.
2. Rs 10/- is paid on Court Fees.

Description of Draft

1. Rs 39,320/- is paid, by the Bankers cheque No: 000443302565, Date: 01/08/2016, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.
2. Rs 49,751/- is paid, by the Bankers cheque No: 000443302563, Date: 01/08/2016, 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

ificate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 0206-2016, Page from 79045 to 79072

being No 020604720 for the year 2016.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2016.08.03 18:35:13 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 03-08-2016 18:35:12
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)