

00596

D-00559/2015



20.62

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 924539

It is certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with this document are part of this document.



[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

22 JAN 2015

Jayanta Bhadra

Mouza: Sultanpur
P.S.: Baruipur
Mallickpur Gram Panchayat
District - South 24 Parganas

9-001092/15

SALE DEED

THIS DEED OF SALE is made on this the day of 22nd January, Two Thousand and Fifteen (2015) A.D.

BETWEEN

JAYANTA BHADRA son of Shyam Sundar Bhadra, by faith Hindu, residing at Vill-Subuddhipur, P.O. & P.S. Baruipur, District 24 Parganas (South), hereinafter called 'the **VENDOR/OWNER**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective successors-in-interest and/or assign) of the **ONE PART**

31/

V.E.N. 139/15

PR
Ramesh Bhanu

2029

266
22/1/15

156783

ASHOK KUMAR SINGH
ADVOCATE
NICCO HOUSE 2, HARE STREET
6TH FLOOR, CALCUTTA - 700 001

NAME:
ADD:
Rs.

13 MAR 2013
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, Nr. Sr. Raj Road, Kol-1

13 MAR 2013

13 MAR 2013

SILVERBELL REALTY PVT. LTD.

Ramesh Bhanu
Director / Authorised Signatory

267

22 JAN 2015

Jayanta Bhadra



District Sub-Registrar - IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
22 JAN 2015

Jayanta Manda

Jaganlal Bhudra

AND

SILVERBELL REALTY PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 (CIN- U70102WB2013PTC198936 and PAN-AAUCS0791F), having its registered office at 36/1A, Elgin Road Kolkata-700020 Police Station Bhowanipore, represented by its authorized Signatory, Prakash Bhimrajka, son of Late Bajrang Lal Bhimrajka, of 36/1A, Elgin Road, P.S. - Bhowanipore, Kolkata - 700 020, hereinafter referred to as the **PURCHASER** (which expression shall mean and include its/their successors-in-interest/office, administrators and/or assigns) of the **OTHER PART**:

THE PROPERTY: Sali (Agricultural) Land admeasuring 2 decimals out of 10 decimals, being the undemarcated portion of R.S./L.R. Dag No. 352 appertains to L.R. Khatian No. 1163 in Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruiপুর in the District of South 24 Parganas, more particularly described in the Schedule "B" (herein after referred to as the said landed property).

WHEREAS:

- A. The vendor herein represents, assures and confirms to the purchaser herein that he is the lawful recorded owner in respect of the said Landed property, as acquired by purchase from its erstwhile owner as described in the Schedule - "A" below.
- B. The vendor herein desires to sell the said Landed property, at and for the consideration of Rs. 1,11,516/- (Rupees One Lakh Eleven Thousand Five Hundred Sixteen only) free from all encumbrances
- C. In pursuance of the offer and acceptance and the Purchaser relying on the aforesaid representations, assurances and confirmation and believing the same to be true agreed to purchase the said landed property admeasuring 2 decimals out of 10 decimals at and for the said consideration of Rs. 1,11,516/- (Rupees One Lakh Eleven Thousand Five Hundred Sixteen only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;

Sujan Kumar Singh

D. The purchaser has this day paid the entire consideration as per memo below to the vendor equally and now there is no impediment to execute and register the conveyance by the vendor in favour of the Purchaser, the vendor execute this Deed of Sale in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 1,11,516/- (Rupees One Lakh Eleven Thousand Five Hundred Sixteen only) paid by the Purchaser to the Vendor in the manner aforesaid, as agreed (the receipt whereof the Vendor do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendor do hereby forever release, discharge and acquit the Purchaser and each of them and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendor having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign the said Landed Property doth hereby jointly and in equal share transfer, sell, convey, grant and assign to and unto the Purchaser **ALL THAT** piece and parcel of Sali land admeasuring 2 decimals out of 10 decimals being the undemarcated portion of R.S./L.R. Dag No. 352, appertaining to L.R. Khatian No. 1163 situate in Mouza - Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the District of South 24 Parganas, shown within the red verge in the plan annexed hereto, more particularly described in the Schedule - "B" hereunder written and herein referred to as the said landed property **OR HOWSOEVER OTHERWISE** the said Landed property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished **FURTHER TOGETHER WITH** all that hereditaments, messuages, benefits, right or easement and advantages **AND ALL** manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and appurtenances whatsoever to the said Landed Property or any part belonging or in any wise appertaining to or which with the same or any part thereof now are or is or at any times heretofore were or was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the Vendor into and upon the said Landed Property or any part thereof **TOGETHER WITH** all writings and evidences of title exclusively relating to the said Landed Property or any part thereof which now

Sarun Babbar

are or hereafter shall or may be in the custody power or possession of the Vendor or which the Vendor can or may procure without any action or suit at law or in equity **TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY** the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the Vendor and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendor.

AND THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendor done or executed or suffered to the contrary the Vendor lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the Vendor has received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendor and duly retained by the Vendor and that there is no previous agreement for sale executed by the Vendor in respect of the said Landed Property with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendor from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendor has good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said Landed Property hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by

Sayan Kumar Bhunia

the Vendor and all persons claiming from under or in trust of the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendor and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property or any part thereof from through under or in trust of the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendor do and execute and caused to be done and executed all such other and further assurances, acts, deeds, matters and things for further better and more perfectly granting and transferring the said Landed Property and every part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER** the Vendor do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendor is not free from all encumbrances as herein before stated the Vendor shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendor and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendor shall deliver all original documents of title and other related papers, parchas etc. In case any parcha or deeds be related to other properties which are not conveyed by such seller/Vendor, then such seller/Vendor shall deliver an official certified true copy of the original parcha or deed issued by the authorities concerned. If the vendor is found to misuse any deeds/chain deed as aforesaid and thereby title of the aforesaid land is effected the vendor shall be liable to the purchaser to make good any loss sustained by purchaser and furthermore, the vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost, charges expenses if

Jaganis-Bhadra

any, suffered by any reason of any misuse of the title deed/chain deeds of the Vendor.

AND FURTHER it is agreed by and between the Vendor and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the terms and expressions 'the Vendor' and 'the Purchaser' shall mean and include their and each of their respective legal representatives, successors-in-office/interest, executors, administrators and/or assigns.

THE VENDOR FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS THAT:

- i. The Vendor shall render all assistance in mutating the name of the Purchaser as owner of the said landed property in the records of the B.L & L.R.O., Mallickpur Gram Panchayat and other concerned offices at the cost of the purchaser.
- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The Vendor has paid the property tax/rents upto the date of Deed of conveyance in respect of the said landed property.
- iv. The said Landed Property is not wet land property and now being used as sali or agricultural land and has no direct access to any road.
- v. There is no bargadar.
- vi. That the photographs and 10 fingers impression of the Vendor and Purchaser are attached herewith made an integral part of this Deed.

THE SCHEDULE - "A" ABOVE REFERRED TO

(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDOR)

- A. One Sahadat Daptari, was the lawful owner of Sali land admeasuring 02 decimals out of 10 decimals in R.S. /L.R. Dag No. 352, of Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas;
- B. The said Sahadat Daptari while seized and possessed of the said property died intestate leaving behind his wife - Gaharjan Bibi and Halima Bibi, one

Jayanta Bhadra

son namely Abu Siddik Daptari, and eleven daughters namely Angurjan Bibi, Abed Bibi, Jabeda Bibi, Khadija Bibi, Hasina Bibi, Masuda Bibi, Hamida Bibi, Sahida Bibi, Majeda Bibi, Farida Bibi, Sadeka Bibi as his legal heirs and representatives;

- C. The said Gaharjan Bibi, Halima Bibi, Abu Siddik Daptari, Angurjan Bibi, Abed Bibi, Jabeda Bibi, Khadija Bibi, Hasina Bibi, Masuda Bibi, Hamida Bibi, Sahida Bibi, Majeda Bibi, Farida Bibi, and Sadeka Bibi jointly sold, transferred and conveyed their entire shares in total property equivalent to 02 decimals out of 10 decimals appertaining to R.S./L.R. Dag No. 352, by the registered deed of sale and the deed of sale was registered with the office of ADSR Baruipur and was recorded in Book No. I, CD Volume No. 25 Pages 3368 to 3392 being No. 08358 for the year 2010 to Jayanta Bhadra the present vendor for the consideration mentioned therein absolutely forever and free from all encumbrances and the vendor got his name mutated in the L. R. Record-of-rights being No. 1163 in respect of her share being 0.0200 part of 10000 respectively in the said R.S./L.R. Dag No. 352.;

THE SCHEDULE "B" ABOVE REFERRED TO
(THE SAID LANDED PROPERTY)

ALL THAT Sali land admeasuring 2 decimals out of 10 decimals being the undemarcated part of R.S./L.R. Dag No. 352, appertain to L. R. Khatian No. 1163 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas presently the said dag is butted and bounded in the manner following:

- On the North : By Dag No. 350 of Sultanpur Mouza;
On the South : By Dag No. 353 of Sultanpur Mouza;
On the East : By Dag No. 351 of Sultanpur Mouza;
On the West : By Dag No. 217 of Sultanpur Mouza;

OR HOWSOEVER OTHERWISE the said landed property is butted, bounded, called, known, numbered, described and/or distinguished.

Jayaram Bhalan

IN WITNESS WHEREOF the parties hereto have executed and delivered this Deed of Sale on the day month and year first above written.

EXECUTED AND DELIVERED by the within named parties at Kolkata in the presence of:

1. Esha Ganguly
Palpara (Camp)
Chakdaha
Wadia
Pin - 741 222
2. Anu Bhattacharya
P.O + Vill - Mallikpur
P.S - Basirpur
Kot - 145
Business

Jayaram Bhalan

VENDOR

SILVERBELL REALTY PVT. LTD.

Rahul Bhalan

Director / Authorised Signatory

PURCHASER

SILVERBELL REALTY PRIVATE LIMITED, [PAN - AAUCS0791F]

Drafted by me and prepared in my office:

Ashok Kumar Singh
(ASHOK KUMAR SINGH)
Advocate
High Court Calcutta

Jayant Bhadran

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 1, 11,516/- (Rupees One Lakh Eleven Thousand Five Hundred Sixteen only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

SN	Date	Cash/Cheque/DD	Amount (Rs.)
1.		Demand Draft	96,800/-
2.		Cash in various denominations	14,716/-
		TOTAL	1,11,516/-

Rupees One Lakh Eleven Thousand Five Hundred and Sixteen only

JB
Jayant Bhadran
(VENDOR)

WITNESSES:

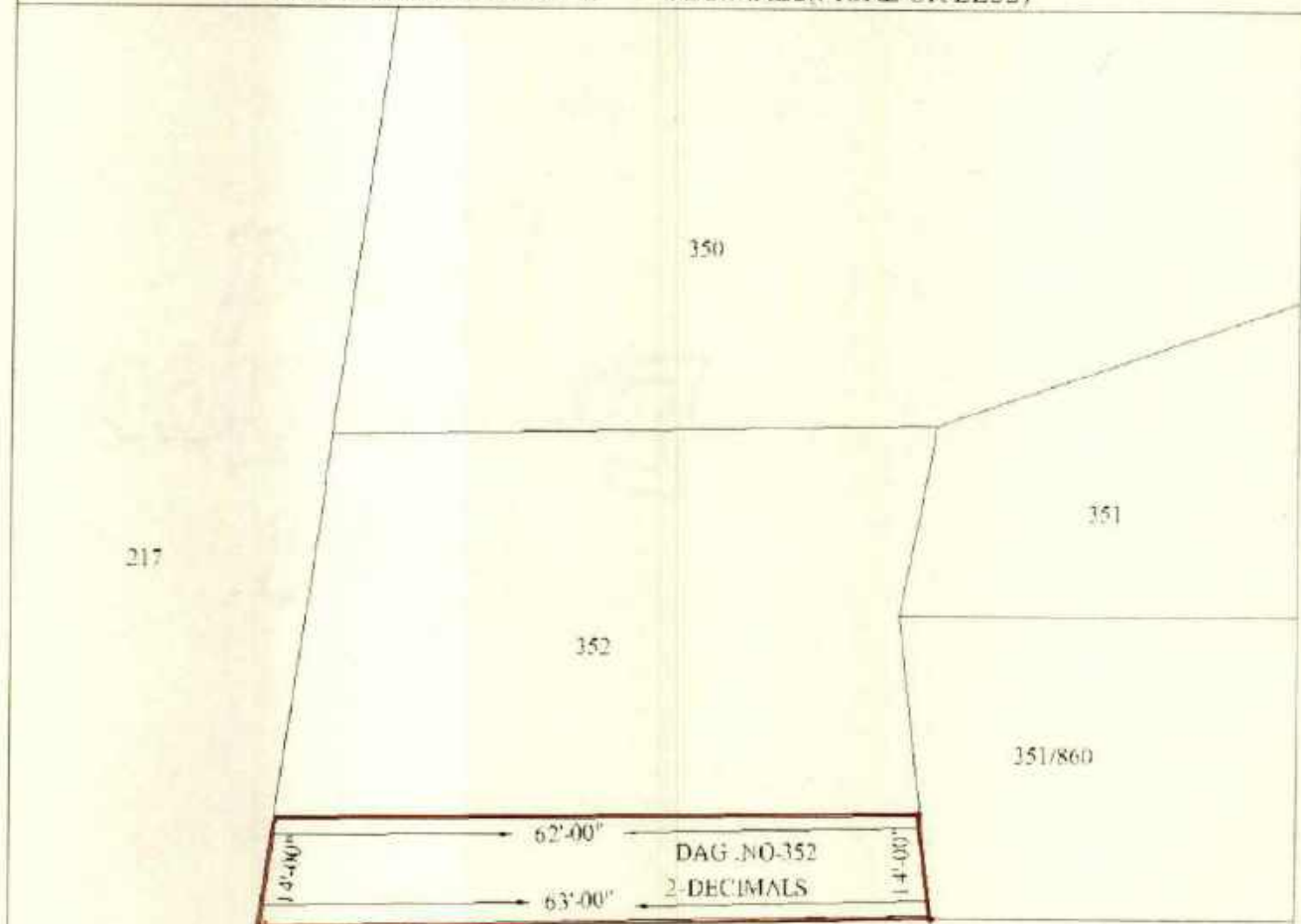
1. Esha Ghosuly
Palpara (east)
Chakdaha
Nadia
Pin - 741 222

2. Anu Ghosuly
P.O + Vill - Mallikpur
P.S - Baripada
Kor - 145

SITE PLAN

R.S.DAG NO:352	KHATIAN NO:	MOUJA:SULTAPUR	J.L NO-16
GRAM PANCHAYET: MULICKPUR		P.S:BARUIPUR	DIST-24 PGNS(S)
EXTRACT FROM R.S. MOUJA MAP		TOTAL DAG AREA:10	DECIMALS

AREA SOLD HEREIN :2 DECIMALS(MORE OR LESS)



SILVERBELL REALTY PVT. LTD.
Renuka Bhatia
Director / Authorised Signatory

Jayanta Bhatia

SIGNATURE OF VENDORS

SILVERBELL REALTY PVT. LTD.

Jayanta Bhatia

Director / Authorised Signatory

SIGNATURE OF PURCHASER

Photo & Signatures
of the Executants
/Presentants

SPECIMEN FOR TEN FINGERPRINTS



Jayant Bhalerao

Jayant Bhalerao

JP



Ramesh Bhalerao

SILVERBELL REALTY PVT. LTD.

Ramesh Bhalerao
Director / Authorised Signatory



Little Ring Middle Index Thumb
(Left Hand)



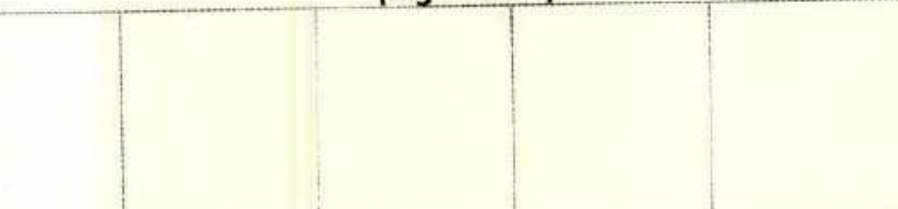
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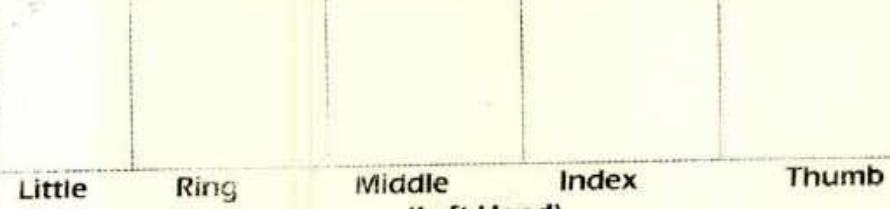
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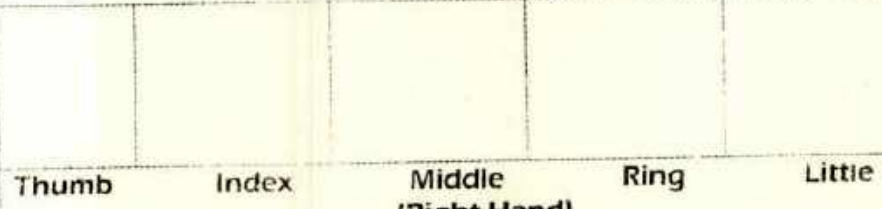
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Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00559 of 2015
(Serial No. 00596 of 2015 and Query No. 1604L000001092 of 2015)

On 22/01/2015

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

Presented for registration at 20.42 hrs on :22/01/2015, at the Private residence by Prakash Bhimrajka ,Claimant.

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

Execution is admitted on 22/01/2015 by

1. Jayanta Bhadra, son of Shyam Sundar Bhadra , Subuddhipur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Others
2. Prakash Bhimrajka
Authorized Signatory, Silverbell Realty Pvt Ltd, 36/1a Elgin Rd, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
, By Profession : Others

Identified By Jayanta Mondal, son of Krishno Pada Mondal, Baruhi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste: Hindu, By Profession: Others.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 27/01/2015

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.-1,11,516/-

Certified that the required stamp duty of this document is Rs.- 5586 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 28/01/2015

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 1260/- is paid , by the draft number 522443, Draft Date: 22/01/2015, Bank Name State Bank of India, Gokhale Road, received on 28/01/2015

(Under Article : A(1) = 1221/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 28/01/2015)



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00559 of 2015
(Serial No. 00596 of 2015 and Query No. 1604L000001092 of 2015)

Deficit stamp duty

Deficit stamp duty Rs. 5586/- is paid , by the draft number 522447, Draft Date 22/01/2015, Bank : State Bank of India, Gokhale Road, received on 28/01/2015

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

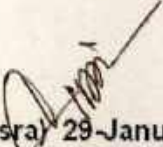


(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 4405 to 4419
being No 00559 for the year 2015.




(Tridip Misra) 29 January-2015
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal