

8027/22

I-7956/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 650681

11:10  
12-9-23



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

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

*Asmaul*  
 Addl. District Sub-Registrar  
 Baruipur, South 24 Parganas

**SALE DEED**

12 SEP 2023

**THIS DEED OF SALE** is made on this the 12<sup>th</sup> day of September Two Thousand and Twenty-Three (2023) A.D.

**BETWEEN**

**BABLU SEKH [PAN-EGIPS7054C/Aadhaar No. 4342 5879 7960]** son of Sk. Wahid Ali, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing at Village Hariharpur, Dey Dutta Para, P.O. Mallickpur, P.S. Baruipur, District South 24 Parganas-700145, hereinafter called and referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART.**

133 334

No .....

Name : **ASHOK KUMAR SINGH**  
ADVOCATE

Address : **NICO HOUSE, 2, HARE STREET**  
**6TH FLOOR, CALCUTTA-700001**

Ra. ....

Kolkata Collectorate  
11, Netaji Subhas Rd.,  
Kolkata-1

**Amal Kr. Saha**  
Licensed Stamp  
Vendor

Date .....

**31 AUG 2023**



Order of payment and receipt of  
the stamp duty and the fee  
for the registration of the  
document shall be taken into  
account for the purpose of  
determining the date of  
presentation of the document  
for registration.

www.bur.gov.in

**Amal Kr. Saha**  
Licensed Stamp  
Vendor

**12 SEP 2023**

Identify by me:  
Arum Bzowich  
S/o, Sri N.C. Brodach  
Natum para, Mallikpur

**AND**

**SILVERBELL REALTY LLP [PAN-ADEFS1602H]** a Limited Liability Partnership firm having its registered office at 36/1A, Elgin Road P.S. – Bhawanipore, Kolkata – 700 020 being represented by one of its partners **MR. RAM NARESH AGARWAL** [PAN – ACYPA1903G/ Aadhaar No. 5948 8963 0890 and Mobile No. 9831718888], son of Late Nand Kishore Agarwal, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 135G, S.P. Mukherjee Road, P.O. Kalighat, P.S. Tollygunge, Kolkata-700026, District South 24 Parganas, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**THE PROPERTY:** ALL THAT piece and parcel of Sali land admeasuring 0.66 decimals out of 10 (Ten) decimals being un-demarcated part of R.S./L.R. Plot No. 128 and also the land measuring 0.67 decimals out of 17 decimals being un-demarcated part of R.S./L.R. Plot No. 131 and also the land measuring and also the land measuring 0.50 decimals out of 6 decimals un-demarcated part of R.S./L.R. Plot No. 346, and also the land measuring 0.84 decimals out of 10 decimals being un-demarcated part of R.S./L.R. Plot No. 352 all of appertains to L.R. Khatian No. 512/3, area in aggregate **2.67** decimals all of Mouja- Sultanpur, J.L. No.-16, Block and P.S. – Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, A.D.S.R.O.- Baruipur, District-South 24 Parganas, West Bengal – 700145, TOGETHER WITH all rights liberties privileges easements and quasi-easements whatsoever attached and belonging thereto (herein after referred to as **the said landed property** more particularly described in the Schedule below and herein intended to be sold).

*As*



*[Signature]*  
District Sub-Registrar  
Barabazar, South 24 Parganas

12 SEP 2023

**WHEREAS:**

- A. The Vendor herein are the lawful owners in respect of the said landed property, as acquired by inheritance 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. 2,08,260/- (Rupees Two Lakh Eight Thousand Two Hundred Sixty 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 5.68 decimals at and for the said consideration of Rs. 2,08,260/- (Rupees Two Lakh Eight Thousand Two Hundred Sixty only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;
- 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. 2,08,260/- (Rupees Two Lakh Eight Thousand Two Hundred Sixty 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 transfer, sell, convey, grant and assign to and unto the Purchaser ALL THAT piece and parcel of Sali





*[Signature]*  
District Sub-Registrar  
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land admeasuring 0.66 decimals out of 10 (Ten) decimals being un-demarcated part of R.S./L.R. Plot No. 128 and also the land measuring 0.67 decimals out of 17 decimals being un-demarcated part of R.S./L.R. Plot No. 131 and also the land measuring and also the land measuring 0.50 decimals out of 6 decimals un-demarcated part of R.S./L.R. Plot No. 346, and also the land measuring 0.84 decimals out of 10 decimals being un-demarcated part of R.S./L.R. Plot No. 352 all of appertains to L.R. Khatian No. 512/3, area in aggregate **2.67** decimals all of Mouja-Sultanpur, J.L. No.-16, Block and P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, A.D.S.R.O.- Baruipur, District-South 24 Parganas, West Bengal - 700145, shown within the red verge in the plan annexed hereto, together with all easement right, more particularly described in the Schedule 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 is 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



  
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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 not been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the Vendor have 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 have 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 the Vendor and all persons claiming

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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, lispendens, 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 are 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 Vendor shall deliver an official certified true copy of the original parcha or deed issued by the authorities concerned. If



  
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the Vendor are found to misuse any deed/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 any, suffered by any reason of any misuse of title deed/chain deed relating to the said landed property of title 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 purchaser.
- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The Vendor have 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.

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Asst. District Sub-Registrar  
Barpeta, South 24 Partians

12 SEP 2023

**THE SCHEDULE - "A" ABOVE REFERRED TO**  
**(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDOR)**

- A. One Sayera Bibi was the recorded owner of land Sali land admeasuring 0.66 decimals out of 10 (Ten) decimals being un-demarcated part of R.S./L.R. Plot No. 128 and also the land measuring 0.67 decimals out of 17 decimals being un-demarcated part of R.S./L.R. Plot No. 131 and also the land measuring and also the land measuring 0.50 decimals out of 6 decimals un-demarcated part of R.S./L.R. Plot No. 346, and also the land measuring 0.84 decimals out of 10 decimals being un-demarcated part of R.S./L.R. Plot No. 352 all of appertains to L.R. Khatian No. 512/3, area in aggregate **2.67** decimals all of Mouja- Sultanpur, J.L. No.-16, Block and P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, A.D.S.R.O.- Baruipur, District-South 24 Parganas, West Bengal - 700145.
- B. While seized and possessed of the aforesaid property said Sayera Bibi died intestate Leaving behind her son Mannan Gazi and only daughter Noorjahan Mondal and none else as her heirs and legal representative who inherited the estate of said Sayera Bibi and her husband Motaleb Gazi predeceased her.
- C. While seized and possessed of the aforesaid property said Mannan Gazi died intestate leaving behind his widow Jahanara Gazi and two sons namely Jakir Gazi and Jahangir Gazi and only daughter Mansura Khatun and none else as his heirs and legal representative who inherited the estate of said Mannan Ali Gazi.
- D. Thus, in the aforesaid manner said Noorjahan Mondal, Jahanara Gazi, Jakir Gazi, Jahangir Gazi and Mansura Khatun became the absolute owners of ALL THAT piece and parcel of Sali land admeasuring 0.66 decimals out of 10 (Ten) decimals being un-demarcated part of R.S./L.R. Plot No. 128 and also the land measuring 0.67 decimals out of 17 decimals being un-demarcated part of R.S./L.R. Plot No. 131 and also the land measuring and also the land measuring 0.50 decimals out of 6

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Jd. District Sub-Registrar  
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decimals un-demarcated part of R.S./L.R. Plot No. 346, and also the land measuring 0.84 decimals out of 10 decimals being un-demarcated part of R.S./L.R. Plot No. 352 all of appertains to L.R. Khatian No. 512/3, area in aggregate **2.67** decimals all of Mouja- Sultanpur, J.L. No.-16, Block and P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, A.D.S.R.O.- Baruipur, District-South 24 Parganas, West Bengal - 700145 together with all rights, lights and privileges, easement, quasi-easements and other benefits attached thereto;

- E. Said (i) Noorjahan Mondal, (ii) Jahanari Gazi, (iii) Jakir Gazi, (iv) Jahangir Gazi, (v) Mansura Khatun, jointly executed a General Power of Attorney dated 04.03.2021 registered with the office of ADSR Baruipur, recorded in Book No. I, Volume No. 1611-2021, pages 3039 to 3065, Being No. 161100167 for the year 2021 in favour of Musha Daptari.
- F. By the deed of sale date 23.06.2023, registered with the office of ADSR Baruipur, recorded in Book No. I, Volume No.1611-2023, pages 115040 to 115058, Being No. 161105581. for the year 2023 said (i) Noorjahan Mondal, (ii) Jahanari Gazi, (iii) Jakir Gazi, (iv) Jahangir Gazi, (v) Mansura Khatun jointly executed and registered through their duly nominated constituted attorney Musha Daptari, sold, transferred and conveyed in favour of Bablu Sekh All That piece and parcel of Sali land admeasuring 0.66 decimals out of 10 (Ten) decimals being un-demarcated part of R.S./L.R. Plot No. 128 and also the land measuring 0.67 decimals out of 17 decimals being un-demarcated part of R.S./L.R. Plot No. 131 and also the land measuring and also the land measuring 0.50 decimals out of 6 decimals un-demarcated part of R.S./L.R. Plot No. 346, and also the land measuring 0.84 decimals out of 10 decimals being un-demarcated part of R.S./L.R. Plot No. 352 all of appertains to L.R. Khatian No. 512/3, area in aggregate **2.67** decimals all of Mouja- Sultanpur, J.L. No.-16, Block and P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, A.D.S.R.O.- Baruipur, District-South 24 Parganas, West Bengal - 700145,for the consideration mentioned therein absolutely forever and free from all encumbrances;

AS



  
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G. Thus, in the aforesaid manner said Bablu Sekh, the vendor herein became the absolute owner of All That piece and parcel of Sali land admeasuring 0.66 decimals out of 10 (Ten) decimals being un-demarcated part of R.S./L.R. Plot No. 128 and also the land measuring 0.67 decimals out of 17 decimals being un-demarcated part of R.S./L.R. Plot No. 131 and also the land measuring and also the land measuring 0.50 decimals out of 6 decimals un-demarcated part of R.S./L.R. Plot No. 346, and also the land measuring 0.84 decimals out of 10 decimals being un-demarcated part of R.S./L.R. Plot No. 352 all of appertains to L.R. Khatian No. 512/3, area in aggregate **2.67** decimals all of Mouja- Sultanpur, J.L. No.-16, Block and P.S. - Baruipur, P.O.- Mullickpur, within the limits of the Mullickpur Gram Panchayat, A.D.S.R.O.- Baruipur, District-South 24 Parganas, West Bengal - 700145.

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

ALL THAT four pieces and parcels of undivided land admeasuring in aggregate 2.67 decimals more or less, particulars whereof are given in table below all lying and situated at mouza Sultanpur, J.L. No. 16, P.S.- Baruipur, District-South 24 Parganas-700145, being butted and bounded in the manner herein after appearing: -

| Sl. No. | R.S./L.R. Dag No. | L.R. Khatian No. | Total Area | Area Sold | Boundary        |                         |                         |                          |
|---------|-------------------|------------------|------------|-----------|-----------------|-------------------------|-------------------------|--------------------------|
|         |                   |                  |            |           | North           | South                   | East                    | West                     |
| 1       | 128               | 512/3            | 10         | 0.66      | Dag No. 128/834 | Dag No. 220(P) & 201(P) | Dag No. 127             | Dag No. 202(P) & 203(P)  |
| 2       | 131               | 512/3            | 17         | 0.67      | Dag No. 126     | Dag No. 132             | Dag No. 130(P) & 129(P) | Dag No. 131(P) & 133 (P) |
| 3       | 346               | 512/3            | 6          | 0.50      | Dag No. 345     | Dag No. 347             | Dag No. 344/841         | Dag No. 348              |
| 4       | 352               | 512/3            | 10         | 0.84      | Dag No. 350     | Dag No. 353             | Dag No. 351             | Dag No. 217              |
|         |                   |                  | Total      | 2.67      |                 |                         |                         |                          |

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





Asst. District Sub-Registrar  
Barulpur, South 24 Parganas

12 SEP 2023

**IN WITNESSES WHEREOF** the Vendor has executed and delivered this Deed of Sale on the day month and year first above written.

|   |   |
|---|---|
| <p>EXECUTED AND DELIVERED<br/>by the within named parties<br/>at Kolkata in the presence of:</p> <p>1. <i>Anirban Bose</i><br/><i>197/30, N.C.C. Bore Rd</i><br/><i>Kolkata - 40</i></p> <p>2. <i>22V Laxmi Vihar</i><br/><i>5/1, 2/23/20</i></p> | <p><i>[Signature]</i></p> <hr/> <p>VENDOR</p> <p>SILVERBELL REALTY LLP</p> <p><i>[Signature]</i><br/>Designated Partner/Authorized Signatory</p> <p>(PURCHASER)</p> |
|---|---|

Drafted by me and  
prepared in my office:

*Ashok Kumar Singh*  
[ASHOK KUMAR SINGH]

Advocate  
Reg. No. WB/662/1992  
High Court, Calcutta



*[Signature]*  
Asst. District Sub-Registrar  
Banurpur, South 24 Parganas

12 SEP 2023

**RECEIPT**

**RECEIVED** of and from the Purchaser the sum of Rs. 2,08,260/- (Rupees Two Lakh Eight Thousand Two Hundred Sixty only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

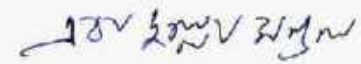
**MEMO**

| Sr | RTGS No. / Demand<br>Draft No. | Date       | Bank Name             | Amount (Rs.) |
|----|--------------------------------|------------|-----------------------|--------------|
| 1. | 000015                         | 07.09.2023 | Punjab & Sind<br>Bank | 2,08,260.00  |
|    |                                |            | Total                 | 2,08,260.00  |



VENDOR

**WITNESSES:**

1. Amirban Bani  
197/20, N-S.E. Bare Road  
Kolkata - 70040
2.   
S/N. 2182820



\*\*\*\*\*



District Sub-Registrar  
Barurpur, South 24 Parganas

12 SEP 2023

Photo & Signatures of  
the Executants  
/Presentants

**SPECIMEN FOR TEN FINGER PRINTS**



|        |       |                               |       |        |
|--------|-------|-------------------------------|-------|--------|
|        |       |                               |       |        |
| Little | Ring  | Middle<br><b>(Left Hand)</b>  | Index | Thumb  |
|        |       |                               |       |        |
| Thumb  | Index | Middle<br><b>(Right Hand)</b> | Ring  | Little |



|        |       |                               |       |        |
|--------|-------|-------------------------------|-------|--------|
|        |       |                               |       |        |
| Little | Ring  | Middle<br><b>(Left Hand)</b>  | Index | Thumb  |
|        |       |                               |       |        |
| Thumb  | Index | Middle<br><b>(Right Hand)</b> | Ring  | Little |

|        |       |                               |       |        |
|--------|-------|-------------------------------|-------|--------|
|        |       |                               |       |        |
| Little | Ring  | Middle<br><b>(Left Hand)</b>  | Index | Thumb  |
|        |       |                               |       |        |
| Thumb  | Index | Middle<br><b>(Right Hand)</b> | Ring  | Little |

|        |       |                              |       |        |
|--------|-------|------------------------------|-------|--------|
|        |       |                              |       |        |
| Little | Ring  | Middle<br><b>(Left Hand)</b> | Index | Thumb  |
|        |       |                              |       |        |
| Thumb  | Index | Middle                       | Ring  | Little |



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



110920232021384917

GRIPS Payment Detail

|                   |                    |                     |                     |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 110920232021384917 | Payment Init. Date: | 11/09/2023 13:04:42 |
| Total Amount:     | 13214              | No of GRN:          | 1                   |
| Bank/Gateway:     | SBI EPay           | Payment Mode:       | SBI Epay            |
| BRN:              | 3527529252425      | BRN Date:           | 11/09/2023 13:05:47 |
| Payment Status:   | Successful         | Payment Init. From: | Department Portal   |

Depositor Details

Depositor's Name: Mr RAM NARESH AGARWAL  
Mobile: 9903035858

Payment(GRN) Details

| Sl. No. | GRN                | Department                                  | Amount (₹) |
|---------|--------------------|---|------------|
| 1       | 192023240213849218 | Directorate of Registration & Stamp Revenue | 13214      |
| Total   |                    |   | 13214      |

IN WORDS: THIRTEEN THOUSAND TWO HUNDRED FOURTEEN ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)



1. NAME (নাম) :- Arun Bhosmick
2. FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) :- Sri Narayan Ch. Bhosmick
3. OCCUPATION (পেশা) :- Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
- VILLAGE/TOWN (গ্রাম) :- Natunpara, Benidanga
- POST OFFICE (পোস্ট অফিস) :- Mallikpur
- POLICE STATION (থানা) :- Basupur PIN. 700145
- DISTRICT (জেলা) :- South 24 parganas STATE (রাজ্য) :- West Bengal
5. RELATIONSHIP WITH SELLER BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) :- Others
6. MOBILE NO. :- 8910451022
- EPIC NO. :- 237442627725 / W/18/104/183295
- অমি (শনাক্তকারী) :- Arun Bhosmick অএ দলিলের (Query No.) :- 2002250531 / 2023
- ..... বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।
7. Arun Bhosmick as identifier identifying the executants of the concerned deed (Query No.) :- 2002250531 / 2023

Arun Bhosmick

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240213849218

**GBN Details**

|                   |                     |                     |                           |
|-------------------|---------------------|---------------------|---------------------------|
| GRN:              | 192023240213849218  | Payment Mode:       | SBI Epay                  |
| GRN Date:         | 11/09/2023 13:04:42 | Bank/Gateway:       | SBIePay Payment Gateway   |
| BRN :             | 3527529252425       | BRN Date:           | 11/09/2023 13:05:47       |
| Gateway Ref ID:   | 0722904605          | Method:             | ICICI Bank - Corporate NB |
| GRIPS Payment ID: | 110920232021384917  | Payment Init. Date: | 11/09/2023 13:04:42       |
| Payment Status:   | Successful          | Payment Ref. No:    | 2002250531/23/2023        |
|                   |                     |                     | [Query No*/Query Year]    |

**Depositor Details**

|                           |   |
|---------------------------|---|
| Depositor's Name:         | Mr RAM NARESH AGARWAL                         |
| Address:                  | 36/1A ELGIN ROAD BHAWANIPORE KOLKATA - 700020 |
| Mobile:                   | 9903035858                                    |
| EMail:                    | nikunjsaraf@srijanrealty.in                   |
| Period From (dd/mm/yyyy): | 11/09/2023                                    |
| Period To (dd/mm/yyyy):   | 11/09/2023                                    |
| Payment Ref ID:           | 2002250531/23/2023                            |
| Dept Ref ID/DRN:          | 2002250531/23/2023                            |

**Payment Details**

| Sl. No. | Payment Ref No     | Head of A/C Description                  | Head of A/C        | Amount (₹)   |
|---------|--------------------|--|--------------------|--------------|
| 1       | 2002250531/23/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 9892         |
| 2       | 2002250531/23/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 3322         |
|         |                    |  | <b>Total</b>       | <b>13214</b> |

IN WORDS: THIRTEEN THOUSAND TWO HUNDRED FOURTEEN ONLY.

PAID



Dist. Sub-Registrar  
Bandipur, South 24 Parganas

12 SEP 2023

### Major Information of the Deed




|   |   |  |            |
|---|---|--|------------|
| Deed No :                               | I-1611-07956/2023   | Date of Registration                           | 12/09/2023 |
| Query No / Year                         | 1611-2002250531/2023  | Office where deed is registered                |            |
| Query Date                              | 04/09/2023 11:22:35 AM  | A.D.S.R. BARUIPUR, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details | Vijay Kumar Singh<br>Howrah Judges Court,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101,<br>Mobile No. : 8001591295, Status :Advocate |  |            |
| Transaction                             | Additional Transaction  |  |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]   |  |            |
| Set Forth value                         | Market Value  |  |            |
| Rs. 2,08,260/-                          | Rs. 3,30,750/-  |  |            |
| Stampduty Paid(SD)                      | Registration Fee Paid   |  |            |
| Rs. 9,942/- (Article:23)                | Rs. 3,322/- (Article:A(1), E)   |  |            |
| Remarks                                 |   |  |            |

### Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur, JI No: 16, Pin Code : 700145

| Sch No | Plot Number | Khatian Number       | Land Use Proposed ROR | Area of Land   | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|--------|-------------|----------------------|-----------------------|----------------|-------------------------|-----------------------|--------------------------------|
| L1     | RS-128      | RS-512/3             | Bastu Shali           | 0.66 Dec       | 51,500/-                | 59,400/-              | Width of Approach Road: 4 Ft., |
| L2     | RS-131      | RS-512/3             | Bastu Shali           | 0.67 Dec       | 52,250/-                | 60,300/-              | Width of Approach Road: 4 Ft., |
| L3     | RS-346      | RS-512/3             | Bastu Shali           | 0.5 Dec        | 39,000/-                | 78,750/-              | Width of Approach Road: 4 Ft., |
| L4     | RS-352      | RS-512/3             | Bastu Shali           | 0.84 Dec       | 65,510/-                | 1,32,300/-            | Width of Approach Road: 4 Ft., |
|        |             | <b>TOTAL :</b>       |                       | <b>2.67Dec</b> | <b>2,08,260 /-</b>      | <b>3,30,750 /-</b>    |                                |
|        |             | <b>Grand Total :</b> |                       | <b>2.67Dec</b> | <b>2,08,260 /-</b>      | <b>3,30,750 /-</b>    |                                |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature  |  |  |  |
|-------|--|--|--|--|
| 1     | Name   | Photo  | Finger Print   | Signature  |
|       | <b>Mr Bablu Sekh (Presentant )</b><br>Son of Sk. Wahid Ali<br>Executed by: Self, Date of Execution: 12/09/2023<br>, Admitted by: Self, Date of Admission: 12/09/2023 ,Place : Office | <br><small>12/09/2023</small> | <br><small>LTI<br/>12/09/2023</small> | <br><small>12/09/2023</small> |

Village Hariharpur, Dey Dutta Para, City:- , P.O:- Mallickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: EGxxxxxx4C, Aadhaar No: 43xxxxxxxx7960, Status :Individual, Executed by: Self, Date of Execution: 12/09/2023 , Admitted by: Self, Date of Admission: 12/09/2023 ,Place : Office

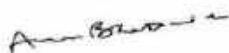
**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Silverbell Realty LLP</b><br>36/1A, Elgin Road(Lala Lajpat Rai Sarani), City:- , P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: ADxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed |

**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr Ram Naresh Agarwal</b><br>Son of Late Nand Kishore Agarwal 135G, Shyama Prasad Mukherjee Road, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3G, Aadhaar No: 59xxxxxxxx0890 Status : Representative, Representative of : Silverbell Realty LLP (as Managing Partner) |

**Identifier Details :**

| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>Mr Arun Bhowmick</b><br>Son of Mr A Bhowmick<br>Village Mallickpur, City:- , P.O:- Mallickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 |  |  |  |
|  | 12/09/2023  | 12/09/2023  | 12/09/2023  |
| Identifier Of Mr Bablu Sekh, Mr Ram Naresh Agarwal   |   |   |   |

**Transfer of property for L1**

| SI.No | From          | To. with area (Name-Area)      |
|-------|---------------|--------------------------------|
| 1     | Mr Bablu Sekh | Silverbell Realty LLP-0.66 Dec |

**Transfer of property for L2**

| SI.No | From          | To. with area (Name-Area)      |
|-------|---------------|--------------------------------|
| 1     | Mr Bablu Sekh | Silverbell Realty LLP-0.67 Dec |

**Transfer of property for L3**

| SI.No | From          | To. with area (Name-Area)     |
|-------|---------------|-------------------------------|
| 1     | Mr Bablu Sekh | Silverbell Realty LLP-0.5 Dec |

**Transfer of property for L4**

| SI.No | From          | To. with area (Name-Area)      |
|-------|---------------|--------------------------------|
| 1     | Mr Bablu Sekh | Silverbell Realty LLP-0.84 Dec |

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur, JI No: 16, Pin Code : 700145

| Sch No | Plot & Khatian Number                   | Details Of Land | Owner name In English as selected by Applicant |
|--------|---|-----------------|--|
| L1     | RS Plot No:- 128, RS Khatian No:- 512/3 |                 | Mr Bablu Sekh                                  |
| L2     | RS Plot No:- 131, RS Khatian No:- 512/3 |                 |  |
| L3     | RS Plot No:- 346, RS Khatian No:- 512/3 |                 |  |
| L4     | RS Plot No:- 352, RS Khatian No:- 512/3 |                 |  |

**Endorsement For Deed Number : I - 161107956 / 2023**

**On 12-09-2023**

**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 11:10 hrs on 12-09-2023, at the Office of the A.D.S.R. BARUIPUR by Mr Bablu Sekh ,Executant.

**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 3,30,750/-

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

Execution is admitted on 12/09/2023 by Mr Bablu Sekh, Son of Sk. Wahid Ali , Village Hariharpur, Dey Dutta Para, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business

Indetified by Mr Arun Bhowmick , , Son of Mr A Bhowmick , Village Mallickpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,322.00/- ( A(1) = Rs 3,308.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,322/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2023 1:05PM with Govt. Ref. No: 192023240213849218 on 11-09-2023, Amount Rs: 3,322/-, Bank: SBI EPay ( SBlePay), Ref. No. 3527529252425 on 11-09-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 9,942/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 9,892/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 133334, Amount: Rs.50.00/-, Date of Purchase: 31/08/2023, Vendor name: A KR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2023 1:05PM with Govt. Ref. No: 192023240213849218 on 11-09-2023, Amount Rs: 9,892/-, Bank: SBI EPay ( SBlePay), Ref. No. 3527529252425 on 11-09-2023, Head of Account 0030-02-103-003-02

*Subhrangshu Shekhar Mandal*

**Subhrangshu Shekhar Mandal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARUIPUR**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2023, Page from 161388 to 161409

being No 161107956 for the year 2023.



*Subhramandal*

Digitally signed by SUBHRANGSHU SHEKHAR  
MANDAL  
Date: 2023.09.15 14:59:35 +05:30  
Reason: Digital Signing of Deed.

(Subhrangshu Shekhar Mandal) 15/09/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARUIPUR  
West Bengal.