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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL 01/2/23/2033/23

AH 650655

11:04  
04.10.23

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.

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

04 OCT 2023

### SALE DEED

**THIS DEED OF SALE** is made on this the 4th day of October  
Two Thousand and Twenty-Three (2023) A.D.

### **BETWEEN**

(1) **SAHIDA BIBI**, (Aadhaar Card No. 9460 1442 6056), daughter of Late Sahadat Ali Daptari, by occupation -House wife, by faith - Muslim, by Nationality-Indian, of Hariharpur Beniadanga, P.O. Mallickpur, P.S. Baruipur, District-South 24 Parganas-700145

(2) **SAJIDA BIBI**, (Aadhaar Card No. 4007 2959 0670), wife of Abul Kalam Laskar, and daughter of Late Sahadat Ali Daptari, by occupation -House

13308

No. \_\_\_\_\_  
Name: **ASHOK KUMAR SINGH**  
ADVOCATE  
Address: **WIDE HOUSE, 2 WIFE STREET**  
**5TH FLOOR, CALCUTTA-700001**

Rs. \_\_\_\_\_  
Kolkata Collectorate  
11, Netaji Subhas Rd.,  
Kolkata-1

**Amal Kr. Saha**  
Licensed Stamp  
Vendor

**137 AUG 2023**



**Addl. District Sub-Registrar**  
Barrackpore, South 24 Parganas

**04 OCT 2023**

Identified by me:-

**Amal K. Saha**  
Sri N.C. Bhowmik  
Benedictine (Natalpara)  
P.O. Mallickpur  
Barrackpore

wife of Hariharpur Beniadanga, P.O. Mallickpur, P.S. Baruipur, District-South 24 Parganas-700145

**(3) SADEQUEA BIBI**, (Aadhaar Card No. 5433 5692 4178), wife of Rejen Ali Laskar, and daughter of Late Sahadat Ali Daptari, by occupation – House wife of Hariharpur Beniadanga, P.O. Mallickpur, P.S. Baruipur, District-South 24 Parganas-700145

**(4) FARIDA BIBI**, (Aadhaar Card No. 8276 0813 9910), wife of Rahim Haldar, and daughter of Late Sahadat Ali Daptari, by occupation –House wife of Balbalia, P.O. Keyatala, P.S. Baruipur, District South 24 Parganas-743372

**(5) HAMIDA MOLLA BIBI**, (Aadhaar Card No. 6815 9183 1949), wife of Afsar Ali Molla and daughter of Late Sahadat Ali Daptari, by occupation – House wife of Satberia, P.O. Chandaneswar, P.S. Bhangar, District – South 24 Parganas-743330

**(6) ABEDA BIBI** (Aadhaar Card No. 8610 3446 7627), wife of Lutfar Rahman Molla daughter of Late Sahadat Ali Daptari, by occupation – House wife of Chakraborty Abad, P.O. Chayani, P.S. Baruipur, District South 24 Parganas-743376

**(7) JABEDA BIBI** (Aadhaar Card No. 5019 9913 2170), wife of Majid Mallick, daughter of Late Sahadat Ali Daptari, by occupation – House wife of Makrampur, P.O. Kustia, P.S. Sonarpur, District South 24 Parganas-743330

**(8) KHATEJA BIBI alias FATEJA BIBI** (Aadhaar Card No. 8801 5650 9524), wife of Arafat Ali daughter of Late Sahadat Ali Daptari, by occupation –House wife



  
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**(9) HASINA BIBI** (Aadhaar Card No. 4253 0967 2499), daughter of Late Sahadat Ali Daptari, by occupation-House wife of Sultanpur, P.O. Mallickpur, P.S. Baruipur, District South 24 Parganas

**(10) MASUDA BIBI** (Aadhaar Card No. 6815 9183 1949), wife of Mojammel Laskar daughter of Late Sahadat Ali Daptari, by occupation -House wife of Village-Kurali, P.O. Chayani, P.S. Baruipur, District South 24 Parganas-743376

**(11) ABU SIDDIQUE DAPTARI**, [Aadhaar Card No. 3217 5537 0287] son of Late Sahadat Ali Daptari, resident of Hariharpur, Beniadanga, Dey Dutta Para, P.S.- Baruipur P.O.- Mullickpur, District- South 24 Parganas, West Bengal -700145,

**(12) SAJAHAN SARDAR** [Aadhaar Card No. 4985 0904 1158] son of Faijuddin Sardar

**(13) SELIM SARDAR** [Aadhaar Card No.4659 1252 9360] son of Faijuddin Sardar

**(14) FAJUDDIN SARDAR** [Aadhaar Card No. 7644 9452 2112] son of Late Necharali Sardar,

No. 12, 13 & 14 all by faith-Muslim, all residing at Madhubanpur, P.O. Madarhat, P.S. Baruipur, District South 24 Parganas-743610,

**(15) MANOHAR SARDAR** [Aadhaar Card No. 7208 9359 1593] wife of Sri Jalal Sardar of Baruipur Majherpara, P.O. & P.S. Baruipur, District South 24 Parganas-700144, hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the context shall mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**. The Vendors are being represented by their constituted attorney **BABLU SEKH**, [PAN-EGIPS7054C/ Aadhaar Card No. 4342 5879 7960] son of Sk. Wahid Ali, by faith-Muslim, by occupation-Business, by Nationality-Indian, residing



  
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at Village Hariharpur, Dey Dutta Para, P.O. Mallickpur, P.S. Baruipur, District South 24 Parganas-700145, by virtue of a Power of Attorney dated 19.09.2023 registered with the office ADSR Baruipur, recorded in Book No. I, Volume No. 1611-2023, pages from 165748 to 165770, Being No. 161108155 for the year 2023 and is still operative.

**AND**

**SILVERBELL REALTY LLP.** [PAN-ADEFS1602H], a Limited Liability Partnership firm having its registered office at No.36/1A, Elgin Road P.S. – Bhawanipore, Kolkata – 700 020 being represented by one of its partners **MR. RAM NARESH AGARWAL** [PAN – ACYPA1903G/ Aadhaar Card 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:** Sali (Agricultural) Land admeasuring 4.471 decimals out of 10 decimals, being the undemarcated portion of R.S./L.R. Dag No. 352 appertains to L.R. Khatian No. 604 in Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. Baruipur, P.O.- Mallickpur in the district of South 24 Parganas, West Bengal-700145 more particularly described in the Schedule “B” hereunder written (herein after referred to as **the said landed property**).

**WHEREAS:**

A. The vendors herein represent, assures and confirms to the purchaser herein that they are the lawful owners in respect of the said Landed property, as acquired by purchase from its erstwhile owner. The

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Ranipur, South 24 Parganas

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devolution of title of the said landed property to the vendors are described in the as described in the Schedule - "A" below.

- B. The vendors herein desire to sell the said Landed property, at and for the consideration of Rs. 3,22,000/- (Rupees Three Lakh Twenty - Two Thousand 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 4.471 decimals out of 10 decimals at and for the said consideration of Rs. 3,22,000/- (Rupees Three Lakh Twenty-Two Thousand 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 vendors equally and now there is no impediment to execute and register the conveyance by the vendors in favour of the Purchaser, the vendors 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. 3,22,000/- (Rupees Three Lakh Twenty Two Thousand only) paid by the Purchaser to the Vendors in the manner aforesaid, as agreed (the receipt whereof the Vendors do hereby and also by the memo hereunder written admit and acknowledge and the Vendors 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 Vendors having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign the said Landed Property doth hereby jointly transfer, sell, convey, grant and assign to and unto the Purchaser **ALL THAT** piece and parcel of Sali land admeasuring

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4.471 decimals out of 10 decimals being the undemarcated portion of R.S./L.R. Dag No. 352, appertaining to L.R. Khatian No. 604 situate in Mouza - Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. Baruipur, P.O. Mallickpur, in the district of South 24 Parganas, 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 Vendors 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 are or hereafter shall or may be in the custody power or possession of the Vendor or which the Vendors 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 Vendors and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendors.

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**AND THE VENDORS 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 Vendors are 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 Vendors have received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendors and duly retained by the Vendors and that there is no previous agreement for sale executed by the Vendors 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 Vendors from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendors 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 Vendors and all persons claiming from under or in trust of the Vendors 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 Vendors well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages,

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Asst. District Sub-Registrar  
Baripur, South 24 Parganas

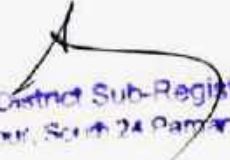
04 OCT 2023

claims, demands, liens, lispendens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendors 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 Vendors 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 Vendors 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 Vendors do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendors are not free from all encumbrances as herein before stated the Vendors shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendors 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 Vendors and any breach of the covenants herein contained;

**AND FURTHER** it is agreed that the Vendors 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 Vendors, then such Vendors shall deliver an official certified true copy of the original parcha or deed issued by the authorities concerned. If the vendors are found to misuse any deeds/chain deed as aforesaid and thereby title of the aforesaid land is effected the vendors shall be liable to the purchaser to make good any loss sustained by purchaser and furthermore, the vendors shall at all times hereafter indemnify and keep

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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 Vendors.

**AND FURTHER** it is agreed by and between the Vendors 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 Vendors' 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 VENDORS FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS THAT:**

- i. The Vendors 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 Vendors 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 Vendors 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 VENDORS)**

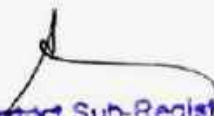


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Dist. Sub-Registrar  
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- A. One Sahadat Daptari, was the lawful recorded owner of Sali land admeasuring 4.471 decimals (recorded as 2 decimal) out of 10 decimals in R.S. /L.R. Dag No. 352, of Mouza – 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 two wife - Paharjan Bibi and Halima Bibi, only son Abu Siddik Daptari, and eleven daughters namely Angurjan Bibi, Abeda Bibi, Jabeda Bibi, Khadija Bibi @ Khateja Bibi, Hasina Bibi, Masuda Bibi, Hamida Bibi, Sahida Bibi, Majeda Bibi, Farida Bibi, Sadeka Bibi and none else as his legal heirs and representatives who inherited the estate of said Sahadat Daptari;
- C. THUS in the aforesaid manner said Paharjan Bibi, Halima Bibi, Abu Siddik Daptari, Angurjan Bibi, Abeda Bibi, Jabeda Bibi, Khadija Bibi, Hasina Bibi, Masuda Bibi, Hamida Bibi, Sahida Bibi, Majeda Bibi, Farida Bibi, and Sadeka Bibi became the joint owners of all that piece and parcel of land measuring 4.471 decimals out of 10 decimals appertaining to R.S./L.R. Dag No. 352, L.R. Khatian no. 604 of Mouza– Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas.;
- D. While seized and possessed of the aforesaid property said Pawarjan Bibi died intestate leaving behind her six daughters namely Angurjan Bibi, Abeda Bibi, Jabeda Bibi, Khateja Bibi, Hasina Bibi, Masuda Bibi and Hamida Bibi and none else as her heirs and legal representatives who inherited the estate of said Pawarjan Bibi.
- E. While seized and possessed of the aforesaid property said Angurjan Bibi died intestate leaving behind her husband Faijuddin Sardar,



  
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and two sons namely Salim Sardar and Sajahan Sardar and only daughter Manohar Sardar and none else as his heirs and legal representative who inherited the estate of said Angurjan Bibi.

F. Thus, in the aforesaid manner said Sahida Bibi, Sajida Bibi, Sadeka Bibi, Farida Bibi, Hamida Bibi, Abeda Bibi, Jabeda Bibi, Khateja Bibi, Hasina Bibi, Masuda Bibi, Hamida Bibi, Faijuddin Sardar, Salim Sardar, Sajahan Sardar and Manohar Sardar became the absolute owner of land measuring 1.666 decimals out of 10 decimals comprised in R.S. /L.R. Dag No. 128, R.S. Khatian Nos. 28, 487 of Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas.

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

**ALL THAT** piece and parcel of Sali land admeasuring 4.471 decimals out of 10 decimals being the undemarcated part of R.S. /L.R. Dag No. 352, appertain to L. R. Khatian No. 604 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.

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District Sub-Registrar  
Barunpur, South 24 Parganas

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Photo & Signatures of  
the Executants  
/Presentants

**SPECIMEN FOR TEN FINGER PRINTS**



*[Handwritten signature]*

*[Handwritten signature]*

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little



*[Handwritten signature]*

SILVERBELL REALTY LLP

*[Handwritten signature]*

Chartered Accountant / Auditor / Signatory

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little



  
Adul. District Sub-Registrar  
Bahapur, South 24 Parganas

04 OCT 2023

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

<p><b>EXECUTED AND DELIVERED</b> by the within named parties at Kolkata in the presence of:</p> <p>1. <i>Anindan Bose</i> 197/30, N.C.C. Base Road Kolkata - 700040</p> <p>2. <i>শ্রীমতী সঞ্জয় দেবী</i> <i>শ্রীমতী সঞ্জয় দেবী</i></p>	<p>(i) Sahida Bibi (ii) Sajida Bibi (iii) Sadequea Bibi (iv) Farida Bibi (v) Hamida Molla Bibi (vi) Abeda Bibi (vii) Jabeda Bibi (viii) Khateja Bibi alias Fateja Bibi (ix) Hasina Bibi (x) Masuda Bibi (xi) Abu Siddique Daptari (xii) Sajahan Sardar (xiii) Selim Sardar (xiv) Faijuddin Sardar (xv) Manohar Sardar</p> <p>Being represented by constituted Attorney Bablu Sekh</p> <p><i>[Signature]</i></p> <hr/> <p><b>VENDORS</b> SILVERBELL REALTY LLP</p> <p><i>Ranjan Agarwal</i> Promoted Partner/Authorised Signatory (PURCHASER)</p>
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Drafted by me and prepared in my office:  
*Ashok Kumar Singh*  
**(ASHOK KUMAR SINGH)**  
Advocate  
Enrolment No. WB/662/1992  
High Court Calcutta



Addl. District Sub-Registrar  
Bangalore, South 24 Bangalore

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**RECEIPT**

**RECEIVED** of and from the Purchaser the sum of Rs. 3,22,000/- (Rupees Three Lakh Twenty-Two Thousand 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.	28.09.2023	000022 drawn on Punjab & Sind Bank	3,22,000.00
		TOTAL	3,22,000.00

(Rupees Three Lakh Twenty-Two Thousand only)

**WITNESSES:**

1. *Anintan Bane*  
197/30, N.S.C. Base Road  
Kolkata - 700040

2. *23v 23v 34/40*  
*SM 238 2320*

- (i) Sahida Bibi
  - (ii) Sajida Bibi
  - (iii) Sadequea Bibi
  - (iv) Farida Bibi
  - (v) Hamida Molla Bibi
  - (vi) Abeda Bibi
  - (vii) Jabeda Bibi
  - (viii) Khateja Bibi alias Fateja Bibi
  - (ix) Hasina Bibi
  - (x) Masuda Bibi
  - (xi) Abu Siddique Daptari
  - (xii) Sajahan Sardar
  - (xiii) selim sardar
  - (xiv) Faijuddin sardar
  - (xv) Manohar Sardar
- Being represented by constituted Attorney Bablu Sekh.

*[Handwritten Signature]*

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**(VENDOR)**

*As*



Dist. Sub-Registrar  
Ranipur, South 24 Parganas

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## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)



1. NAME (নাম) :- ARUN BHOWMICK
2. FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) :- SRI. NARAYAN CH. BHOWMICK
3. OCCUPATION (পেশা) :- Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
- VILLAGE/TOWN (গ্রাম) :- Beniadanga Natunpara
- POST OFFICE (পোস্ট অফিস) :- Hallikupa
- POLICE STATION (থানা) :- Balupur PIN :- 700145
- DISTRICT (জেলা) :- Saah 24 pgs STATE (রাজ্য) :- West Bengal
5. RELATIONSHIP WITH SELLER BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) :- Others
6. MOBILE NO. :- 8910451022
- EPIC NO. :- WB/18/104/183295
- আমি (শনাক্তকারী) :- Arun Bhowmick অএ দলিলের (Query No.) :- 2002372035/2023
- ..... বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।
7. Arun Bhowmick as identifier identifying the executants of the concerned deed (Query No) :- 2002372035/2023

Arun Bhowmick

**IDENTIFIER SIGNATURE**

(শনাক্তকারীর স্বাক্ষর)



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



290920232023989069

GRIPS Payment Detail

GRIPS Payment ID:	290920232023989069	Payment Init. Date:	29/09/2023 12:30:30
Total Amount:	28151	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6035593741219	BRN Date:	29/09/2023 12:31:15
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

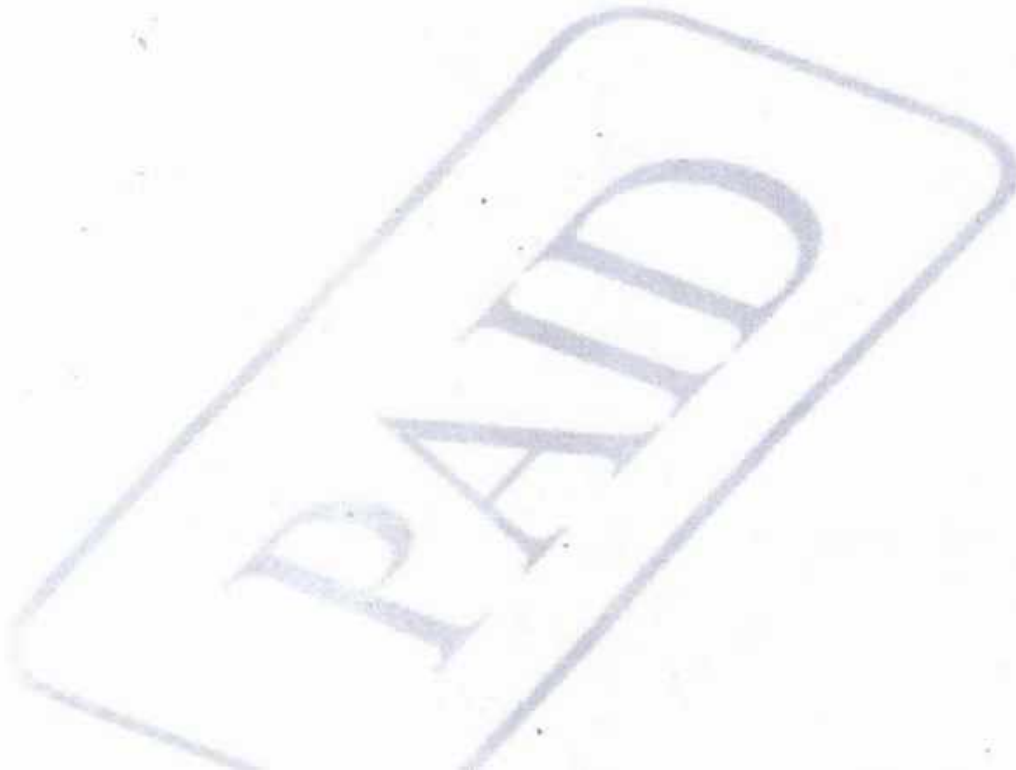
Depositor's Name: Mr RAM NARESH AGARWAL  
Mobile: 9903035858

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240239890708	Directorate of Registration & Stamp Revenue	28151
Total			28151

IN WORDS: TWENTY EIGHT THOUSAND ONE HUNDRED FIFTY ONE ONLY.

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





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



192023240239890708

GRN Details

GRN:	192023240239890708	Payment Mode:	SBI Epay
GRN Date:	29/09/2023 12:30:30	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6035593741219	BRN Date:	29/09/2023 12:31:15
Gateway Ref ID:	0730195178	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	290920232023989069	Payment Init. Date:	29/09/2023 12:30:30
Payment Status:	Successful	Payment Ref. No:	2002372035/1/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr RAM NARESH AGARWAL
Address:	36/1A ELGIN ROAD BHAWANIPURE KOLKATA - 700020
Mobile:	9903035858
Email:	nikunjsaraf@srijanrealty.in
Period From (dd/mm/yyyy):	29/09/2023
Period To (dd/mm/yyyy):	29/09/2023
Payment Ref ID:	2002372035/1/2023
Dept Ref ID/DRN:	2002372035/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002372035/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	21095
2	2002372035/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	7056
			<b>Total</b>	<b>28151</b>

IN WORDS: TWENTY EIGHT THOUSAND ONE HUNDRED FIFTY ONE ONLY.

PAID

### Major Information of the Deed

Deed No :	I-1611-08726/2023	Date of Registration	04/10/2023
Query No / Year	1611-2002372035/2023	Office where deed is registered	
Query Date	18/09/2023 1:33:29 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Vijay Kumar Singh Howrah Judges Court, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 8001591295, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,22,000/-	Rs. 7,04,183/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 21,145/- (Article:23)	Rs. 7,056/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-352	RS-604	Bastu	Shall	4.471 Dec	3,22,000/-	7,04,183/-	Width of Approach Road: 4 Ft.,
<b>Grand Total :</b>					<b>4.471Dec</b>	<b>3,22,000 /-</b>	<b>7,04,183 /-</b>	

### Seller Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Sahida Bibi</b> Daughter of Late Sahadat Ali Daptari Hariharpur Beniadanga, City:- , P.O:- Mallickpur, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 94xxxxxxxx6056, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Mrs Sajida Bibi</b> Daughter of Late Sahadat Ali Daptari Hariharpur Beniadanga, City:- , P.O:- Mallickpur, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 40xxxxxxxx0670, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>Mrs Sadeka Bibi</b> Daughter of Late Sahadat Ali Daptari Hariharpur Beniadanga, City:- , P.O:- Mallickpur, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 54xxxxxxxx4178, Status :Individual, Executed by: Attorney, Executed by: Attorney

4	<b>Mrs Farida Bibi</b> Daughter of Late Sahadat Ali Daptari Baibalia, City:- , P.O:- Keyatala, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743372 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 82xxxxxxxx9910, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	<b>Mrs Hamida Bibi Molla</b> Wife of Mr Afsar Ali Molla Satberia, City:- , P.O:- Chandaneswar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 68xxxxxxxx1949, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	<b>Mrs Abeda Bibi</b> Wife of Mr Lutfar Rahaman Moila Chakraborty Abad, City:- , P.O:- Chayani, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743376 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 86xxxxxxxx7627, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	<b>Mrs Jabeda Bibi</b> Wife of Mr Majid Mallick Makrampur, City:- , P.O:- Kustia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 50xxxxxxxx2170, Status :Individual, Executed by: Attorney, Executed by: Attorney
8	<b>Mrs Khateja Bibi</b> Wife of Mr Arafat Ali Sultanpur, City:- , P.O:- Mallickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 88xxxxxxxx9524, Status :Individual, Executed by: Attorney, Executed by: Attorney
9	<b>Mrs Hasina Bibi</b> Daughter of Late Sahadat Ali Daptari Sultanpur, City:- , P.O:- Mallickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 42xxxxxxxx2499, Status :Individual, Executed by: Attorney, Executed by: Attorney
10	<b>Mrs Masuda Bibi</b> Wife of Mr Mojammel Laskar Village Kurali, City:- , P.O:- Chayani, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743376 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 68xxxxxxxx1949, Status :Individual, Executed by: Attorney, Executed by: Attorney
11	<b>Mr Abu Siddique Daptari</b> Son of Late Sahadat Ali Daptari City:- , P.O:- Mullickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Applied for Form 60, Aadhaar No: 32xxxxxxxx0287, Status :Individual, Executed by: Attorney, Executed by: Attorney
12	<b>Mr Sajahan Sardar</b> Son of Mr Faijuddin Sardar Madhubanpur, City:- , P.O:- Madarhat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Applied for Form 60, Aadhaar No: 49xxxxxxxx1158, Status :Individual, Executed by: Attorney, Executed by: Attorney
13	<b>Mr Selim Sardar</b> Son of Mr Faijuddin Sardar Madhubanpur, City:- , P.O:- Madarhat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Applied for Form 60, Aadhaar No: 46xxxxxxxx9360, Status :Individual, Executed by: Attorney, Executed by: Attorney
14	<b>Mr Faijuddin Sardar</b> Son of Late Necharall Sardar Madhubanpur, City:- , P.O:- Madarhat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Applied for Form 60, Aadhaar No: 76xxxxxxxx2112, Status :Individual, Executed by: Attorney, Executed by: Attorney
15	<b>Mrs Manohar Sardar</b> Wife of Mr Jalal Sardar Baruipur Majherpara, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 72xxxxxxxx1593, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Silverbell Realty LLP</b> 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:- 700145 , PAN No.:: ADxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BABLU SEKH</b> (Presentant) Son of Sk. Wahid All Date of Execution - 04/10/2023, , Admitted by: Self, Date of Admission: 04/10/2023, Place of Admission of Execution: Office	 Oct 4 2023 11:27AM	 Captured LTI 04/10/2023	 04/10/2023
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: 73xxxxxxxx7960 Status : Attorney, Attorney of : Mrs Sahida Bibi , Mrs Sajida Bibi , Mrs Sadeka Bibi , Mrs Farida Bibi , Mrs Hamida Bibi Molla , Mrs Abeda Bibi , Mrs Jabeda Bibi , Mrs Khateja Bibi , Mrs Hasina Bibi , Mrs Masuda Bibi , Mr Abu Siddique Daptari , Mr Sajahan Sardar , Mr Selim Sardar , Mr Faijuddin Sardar , Mrs Manohar Sardar				

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Ram Naresh Agarwal</b> 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 Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Arun Bhowmick</b> Son of Mr A Bhowmick Village Mallickpur, City:- , P.O:- Mallickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145	 04/10/2023	 Captured 04/10/2023	 04/10/2023
Identifier Of Mr BABLU SEKH , Mr Ram Naresh Agarwal			

**Transfer of property for L1**

<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs Sahida Bibi	Silverbell Realty LLP-0.298067 Dec
2	Mrs Sajida Bibi	Silverbell Realty LLP-0.298067 Dec
3	Mrs Sadeka Bibi	Silverbell Realty LLP-0.298067 Dec
4	Mrs Farida Bibi	Silverbell Realty LLP-0.298067 Dec
5	Mrs Hamida Bibi Molla	Silverbell Realty LLP-0.298067 Dec
6	Mrs Abeda Bibi	Silverbell Realty LLP-0.298067 Dec
7	Mrs Jabeda Bibi	Silverbell Realty LLP-0.298067 Dec
8	Mrs Khateja Bibi	Silverbell Realty LLP-0.298067 Dec
9	Mrs Hasina Bibi	Silverbell Realty LLP-0.298067 Dec
10	Mrs Masuda Bibi	Silverbell Realty LLP-0.298067 Dec
11	Mr Abu Siddique Daptari	Silverbell Realty LLP-0.298067 Dec
12	Mr Sajahan Sardar	Silverbell Realty LLP-0.298067 Dec
13	Mr Selim Sardar	Silverbell Realty LLP-0.298067 Dec
14	Mr Fajjuddin Sardar	Silverbell Realty LLP-0.298067 Dec
15	Mrs Manohar Sardar	Silverbell Realty LLP-0.298067 Dec

**Endorsement For Deed Number : I - 161108726 / 2023**

**On 04-10-2023**

**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 11:04 hrs on 04-10-2023, at the Office of the A.D.S.R. BARUIPUR by Mr BABLU SEKH ,

**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 7,04,183/-

**Executed by Attorney**

Execution 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 as constituted attorney for 1. Mrs Sahida Bibi Hariharpur Beniadanga, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, 2. Mrs Sajida Bibi Hariharpur Beniadanga, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, 3. Mrs Sadeka Bibi Hariharpur Beniadanga, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, 4. Mrs Farida Bibi Balbalia, P.O: Keyatala, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743372, 5. Mrs Hamida Bibi Molla Satberia, P.O: Chandaneswar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, 6. Mrs Abeda Bibi Chakraborty Abad, P.O: Chayani, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743376, 7. Mrs Jabeda Bibi Makrampur, P.O: Kustia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, 8. Mrs Khateja Bibi Sultanpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, 9. Mrs Hasina Bibi Sultanpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, 10. Mrs Masuda Bibi Village Kurali, P.O: Chayani, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743376, 11. Mr Abu Siddique Daptari P.O: Mullickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, 12. Mr Sajahan Sardar Madhubanpur, P.O: Madarhat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, 13. Mr Selim Sardar Madhubanpur, P.O: Madarhat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, 14. Mr Faijuddin Sardar Madhubanpur, P.O: Madarhat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, 15. Mrs Manohar Sardar Baruipur Majherpara, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144 is admitted by him

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 7,056.00/- ( A(1) = Rs 7,042.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7,056/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2023 12:31PM with Govt. Ref. No: 192023240239890708 on 28-09-2023, Amount Rs: 7,056/-, Bank: SBI EPay ( SBlePay), Ref. No. 6035593741219 on 29-09-2023, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 21,145/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 21,095/-

#### Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 133308, 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 29/09/2023 12:31PM with GovL Ref. No: 192023240239890708 on 29-09-2023, Amount Rs: 21,095/-, Bank: SBI EPay ( SBIPay), Ref. No. 6035593741219 on 29-09-2023, Head of Account 0030-02-103-003-02



**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 179166 to 179190**

**being No 161108726 for the year 2023.**



*S. Mandal*

Digitally signed by SUBHRANGSHU SHEKHAR  
MANDAL  
Date: 2023.10.06 12:08:37 +05:30  
Reason: Digital Signing of Deed.

**(Subhrangshu Shekhar Mandal) 06/10/2023**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARUIPUR**  
**West Bengal.**