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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 0/2/2372209/23

Y 245371

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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

Asmatul
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

Mouza: Sultanpur
P.S.: Baruipur
Mallickpur Gram Panchayat
District - 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) **ABEDA BIBI** (Aadhaar Card No.8610 3446 7627), wife of Lutfar Rahaman Mollah, by occupation - Housewife, a resident of Village - Chakraborty Abad, P.O.- Huwani, P.S.- Baruipur, District- South 24 Parganas, West Bengal-743376;

(2) **JABEDA MULLICK BIBI** (Aadhaar Card No. 5019 9913 2170), wife of Majid Mullick, by occupation - Housewife, a resident of Village -

86073

No. _____ Sold to Silverbell Realty LLP
Address 36/1A, Elgin Rd., P.S. - Bhowanipore
Rs. _____
Date 29 SEP 2023

kal - 20

29 SEP 2023

SIPRA DEY

Licence No: 29-SEP-2023

Code: 1070

1, N. S. Road, Kolkata-700-001



1000x4	=	4000/-
500x1	=	500/-
10x1	=	10/-
		<hr/>
		4510/-



(Signature)
Dist. Sub-Registrar
Barurpur, South 24 Parganas

04 OCT 2023

Identified by me:-
Arun Kumar
870, Sri N. C. Chowdhury
Barnidanga (Natunpara)
S. N. Melliapur



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 245370

Makrampur, P.O.- Kusthia, P.S.- Sonarpur, District- South 24 Parganas,
West Bengal-743330;

(3) **KHATEJA BIBI** (Aadhaar Card No. 8801 5650 9524), wife of Arafat Ali,
by occupation - Housewife, a resident of Village and P.O.- Brindakhali,
P.S.- Baruipur, District- South 24 Parganas, West Bengal-743387;

(4) **HASINA BIBI** (Aadhaar Card No. 4253 0967 2499), daughter of Late
Sahadat Ali Daptari @ Sahad Ali Daptari, by occupation - Housewife, a
resident of Village - Sultanpur, P.O.- Millickpur, P.S.- Baruipur, District-
South 24 Parganas, West Bengal-700145;

(5) **MASUDA BIBI** (Aadhaar Card No. 6815 9183 1949), wife of Mojjamel
Naskar by occupation-Housewife, resident of Kurali, P.S.- Baruipur P.O.-
Huwani, District- South 24 Parganas, West Bengal -743376,

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86073
No. _____ Sold to Silverbell Realty LLP
Address _____ 36/1A, Elgin Rd, P.S. - Bhowanipore
Rs _____
Date _____ 29 SEP 2023 kd-20

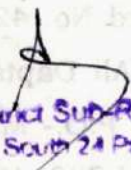
SIPRA DEY
Licence No. 29 SEP 2023
Code : 1070
1, N. S. Road, Kolkata-700 001



29 SEP 2023
 $1000 \times 4 = 4000/-$
 $500 \times 1 = 500/-$
 $10 \times 1 = 10/-$

4510




District Sub-Registrar
Baranagar, South 24 Parganas

04 OCT 2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 245369

(6) **SAJAHAN SARDAR**, (Aadhaar Card No. 4985 0904 1158), son of Faijuddi Sardar, by occupation-Cultivator, resident of Madhubanpur, P.S.- Baruipur, P.O.- Madarat, District- South 24 Parganas, West Bengal - 743610,

(7) **SELIM SARDAR**, (Aadhaar Card No. 4659 1252 9360), son of Faijuddi Sardar, by occupation-Cultivator, resident of Madhubanpur, P.S.- Baruipur, P.O.- Madarat, District- South 24 Parganas, West Bengal -743610,

(8) **MENEHAR SARDAR**, (Aadhaar Card No. 7208 9359 1593), wife of Jalal Sardar, by occupation-Housewife, resident of Baruipur Majherpara, P.S. and P.O. - Baruipur, District- South 24 Parganas, West Bengal -700144,

(9) **FAJUDDI SARDAR**, (Aadhaar Card No. 7644 9452 2112), son of Late Nacherali, by occupation - Cultivator, resident of Madhubanpur, P.S.-

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86073

No. _____ Sold to

Silverbell Realty LLP

Address _____

36/1A, Elgin Rd, P.S. Bhowanipore

Rs. _____

₹ 20

Date _____

29 SEP 2023

29 SEP 2023

SIPRA DEY

Licence No. 29 SEP 2023

Code : 1070

1, N. S. Road, Kolkata-700 001

1000 x 4 =	4000/-
500 x 1 =	500/-
10 x 1 =	10/-
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	4510/-



Dist. Sub-Registrar
Barubpur, South 24 Parganas

04 OCT 2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 245368

Baruipur, P.O.- Madarat, District- South 24 Parganas, West Bengal - 743610,

All by faith – Muslim, by Nationality-Indian, 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**

All being represented by their Constituted attorney BABLU SEIKH (PAN – EGIPS7054C/ Aadhaar Card No. 4342 5879 7960), son of Sk. Wahid Ali, by occupation–Business, by faith–Muslim, by Nationality-Indian, resident of Hariharpur, Dey Dutta Para, P.S.- Baruipur, P.O.- Mallickpur, District-South 24 Parganas, West Bengal -700145, duly appointed constituted and nominated by the instrument of Power of Attorney dated 1st Ashwin, 1430 B.S. corresponding to 19th September 2023 registered in the office of the Additional District Sub – Registrar at Baruipur, South 24 Parganas and

AS

86073
No. _____ Sold to Silverbell Realty LLP
Address _____ 36/1A, Elgin Rd., P.S. Bhowanipore
Rs. _____ ₹ 20
Date _____ 29 SEP 2023

SIPRA DEY
Licence No. 9 SEP 2023
Code: 1070

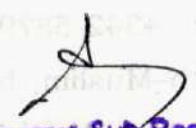
1, N. S. Road, Kolkata-700 001



29 SEP 2023
 $1000 \times 4 = 4000/-$
 $500 \times 1 = 500/-$
 $10 \times 1 = 10/-$

 $4510/-$




South District Sub-Registrar
Barur, South 24 Parganas

04 OCT 2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 810459

recorded in Book No. I, Volume No.1611 – 2023 pages from 165771 to 165788 being No. 161108156 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**.

86073

No. _____ Sold to Silverbell Realty LLP

Address _____ 36/1A, Elgin Rd, P.S. Bhowanipore

Rs. _____ 29 SEP 2023

2023 9 SEP 2023

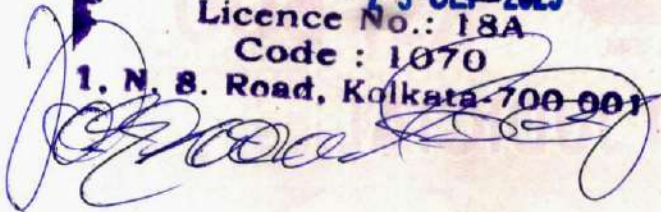
Date _____

SIPRA DEV

Licence No.: 18A

Code : 1070

1, N. 8. Road, Kolkata-700 001



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500 x 1 =	500	
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(Faint mirrored text from reverse side)
MR. RAM NARESH A. KARWA
District Sub-Registrar
Bhowanipore, Kolkata - 700 001

04 OCT 2023

(Faint mirrored text from reverse side)
Purchaser (which expression shall unless excluded in the context be deemed to mean and include the administrator, legal representative and assignee of the seller)
Kolkata-700026 Dist. of South 24 Parganas, West Bengal
residing at 135G, S.F. Widdowson Road, P.O. Kalyani
Barisal, by first name in the registration
5948 8003 (990 and 701) 9821718881, and of
MR. RAM NARESH A. KARWA
District Sub-Registrar
Bhowanipore, Kolkata - 700 001
Partnership firm having its registered office at No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 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1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 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2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066,



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

87AB 498884

THE PROPERTY: ALL THAT piece and parcel of Sali land admeasuring 1.66 decimals out of 10 (Ten) decimals being un-demarcated part of R.S./L.R. Plot No. 128 appertains to L.R. Khatian No. 604 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).

WHEREAS:

- A. The Vendors herein are the lawful owners in respect of the said landed property, as acquired by inheritance as described in the Schedule - "A" below.

AS

86093 Sold to Silverbell Realty LLP
Address 36/1A, Belgin Rd, P.S. Bhowampore
Date 29 SEP 2023

KD20

29 SEP 2023

SIPRA DEY

Licence No. 15A

Code: 1070

T. N. S. Road, Kolkata-700 001

1000 x 4 = 4000/-
500 x 1 = 500/-
10 x 1 = 10/-

4510/-



Asst. District Sub-Registrar
Barishipur, South 24 Parganas

04 OCT 2023

B. The vendor herein desires to sell the said Landed property, at and for the consideration of Rs.1,20,000/- (Rupees One Lakh Twenty 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 1.66 decimals at and for the said consideration of Rs. 1,20,000/- (Rupees One Lakh Twenty 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 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. 1,20,000/- (Rupees One Lakh Twenty Thousand only) paid by the Purchaser to the Vendors 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 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 transfer, sell, convey, grant and assign to and unto the Purchaser ALL THAT piece and parcel of Sali (Agricultural) Land admeasuring 1.66 decimals out of 10 decimals being the undemarcated part of said R.S./L.R. Plot No.128 appertains to L.R. Khatian No. 604, of Mouja- Sultanpur, J.L. No.-16, P.S. - Baruipur, P.O.-

A



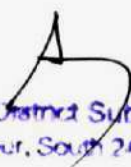

Dist. Sub-Registrar
Barulpur, South 24 Parganas

04 OCT 2023

Mallickpur, within the limits of the Mallickpur Gram Panchayat, District-South 24 Parganas, West Bengal - 700145, 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 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 is or hereafter shall or may be in the custody power or possession of the Vendors 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 Vendors and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendors.

AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendors done or executed or suffered to the contrary the Vendors lawfully



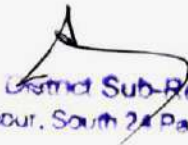

Asst. District Sub-Registrar
Baripour, South 24 Parganas

04 OCT 2023

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 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 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

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Addl. District Sub-Registrar
Barabur, South 24 Parganas


04 OCT 2023

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 Vendor 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 seller/Vendor, then such Vendors shall deliver an official certified true copy of the original parcha or deed issued by the authorities concerned. If the Vendor are found to misuse any deed/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 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.

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Addl. District Sub-Registrar
Barubpur, South 24 Parganas

04 OCT 2023

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 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 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 Ali Daptari was the lawful recorded owner of undivided 4.167 decimals of 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

AS




District Sub-Registrar
Barur, South 24 Parganas


04 OCT 2023

limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas.

- B. While seized and possessed of 4.167 decimals out of the said Landed property in respect of his share said Sahadat Ali Daptari alias Sahadali Daptari died intestate leaving behind his two wives Halima Bibi and Pawarjan Bibi, and 11 daughters namely Sahida Bibi, Sajida Bibi, Sadequea Bibi, Farida Bibi, Angurjan Bibi, Abeda Bibi, Jabeda Bibi, Khateja Bibi, Hasina Bibi, Masuda Bibi and Hamida Bibi and only son Abu Siddique Daptari and none else as his heirs and legal representatives and they inherited the estate of the said Sahadat Ali Daptari alias Sahadali Daptari, deceased as par Mohammadan Law of Inheritance; and accordingly each wife inherited 0.260 decimals, each son inherited 0.561 decimals and each daughter inherited 0.280 decimals
- C. Out of the aforesaid heirs of Sahadat Ali Daptari, one wife namely Halima Bibi and five daughters namely Sahida Bibi, Sajida Bibi, Sadequea Bibi, Farida Bibi, and Hamida Bibi sold their undivided share By the deed of sale dated 06.02.2009 which was registered in the Office of Additional District Sub-Registrar of Baruipur and was recorded in Book No. 1, Volume No. 3 from pages 4249 to 4287 being No. 934 for year 2009 in favour of Digbasan Banerjee, Dhurjoti Banerjee and Subrata Banerjee and the remaining shares in the said landed property measuring 1.666 decimals retained by heirs of other wife namely Pawarjan Bibi and her daughter Angurjan Bibi both since deceased absolutely forever and free from all encumbrances;
- D. The said Pawarjan Bibi died intestate leaving behind her six daughters Angurjan Bibi (since deceased), Abeda Bibi, Sajeda Bibi, Jabeda Bibi, Khateja Bibi, Hasina Bibi and Masuda Bibi (the the Vendor Nos. 1 to 5) and none else and inherited the estate of their late mother in the said landed property in equal shares absolutely forever and free from all encumbrances;
- E. The said Angurjan Bibi died intestate leaving behind her two sons namely

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District Sub-Registrar
Purulia, South 24 Parganas

04 OCT 2023

Sajahan Sardar and Selim Sardar and one daughter namely Moneher Sardar and her husband Faijuddi Sardar and they inherited the share of said Angurjan Bibi in the said landed property as Muhammedan Law of Succession;

F. Thus, in the aforesaid manner said Abeda Bibi, Jabeda Bibi, Khateja Bibi, Hasina Bibi, Masuda Bibi, Hamida Bibi, Sajahan Sardar, Selim Sardar, Moneher Sardar and Faijuddi Sardar (the Vendors herein) became the owners of 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 together with all rights, lights and privileges, easement, quasi-easements and other benefits attached thereto;

THE SCHEDULE "B" ABOVE REFERRED TO

(THE SAID LANDED PROPERTY)


ALL THAT Sali Land admeasuring 1.666 decimals out of 10 decimals being the un-demarcated part of said R.S./L.R. Plot No. 128 appertains to L.R. Khatian No. **28**, of Mouja- Sultanpur, J.L. No.-16, P.S. - Baruipur, P.O.- Mallickpur, within the limits of the Mallickpur Gram Panchayat, District- South 24 Parganas, West Bengal - 700145, together with all easement right presently the subject dag is butted and bounded in the manner following:

On the North : By Dag No. 128/834
On the South : By Dag No. 220(P) 202(P) & 201(P);
On the East : By Dag No. 127;
On the West : By Dag No. 202(P) & 203(P)

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

As




District Sub-Registrar
Baripur, South 24 Parganas

04 OCT 2023

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

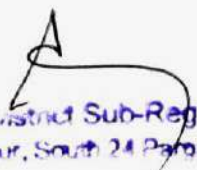
<p>EXECUTED AND DELIVERED by the within named parties at Kolkata in the presence of:</p> <p>1. <i>Amir Ban Banu</i> <i>197/30, N.S.C. Base Road</i> <i>Kolkata - 700040</i></p> <p>2. <i>18V 2m 27/2/2015</i> <i>27.12.2015</i></p>	<p>(i) Abeda Bibi (ii) Jabeda Bibi (iii) Khateja Bibi alias Fateja Bibi (iv) Hasina Bibi (v) Masuda Bibi (vi) Sajahan Sardar (vii) Selim Sardar (viii) Faijuddin Sardar (ix) Manohar Sardar Being represented by constituted Attorney Sk. Bablu</p> <p><i>Sk. Bablu</i></p> <hr/> <p>VENDORS SILVERBELL REALTY LLP <i>Ranwan Agarwal</i> Designated Partner/Authorised Signatory (PURCHASER)</p>
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Drafted by me and prepared in my office:

Ashok Kumar Singh
(ASHOK KUMAR SINGH)
Advocate

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




District Sub-Registrar
Baripur, South 24 Parganas

04 OCT 2023

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

SN	Date	Cheque/DD	Amount (Rs.)
1.	28.09.2023	By Cheque No. 000021 drawn on Punjab & Sind Bank	1,20,000.00
		TOTAL	1,20,000.00

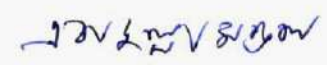
(Rupees One Lakh Twenty Thousand only)

- (i) Abeda Bibi
 - (ii) Jabeda Bibi
 - (iii) Khateja Bibi alias Fateja Bibi
 - (iv) Hasina Bibi
 - (v) Masuda Bibi
 - (vi) Sajahan Sardar
 - (vii) Selim Sardar
 - (viii) Faijuddin Sardar
 - (ix) Manohar Sardar
- Being represented by
constituted Attorney Bablu Sekh




(VENDOR)

WITNESSES:

1. Anirban Bose
197/30, N.S.C. Bose Rd
Kolkata - 70040
2. 
SM 27823 230




Addl. District Sub-Registrar
Barurpur, South 24 Parganas

04 OCT 2023

Photo & Signatures of
the Executants
/Presentants

SPECIMEN FOR TEN FINGER PRINTS



Signature

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Thumb	Index	Middle (Right Hand)	Ring	Little



Signature

SILVERBELL REALTY LLP

Signature

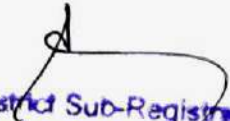
Designated Partner/Authorized Signatory

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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




Addl. District Sub-Registrar
Batapur, South 24 Parganas

04 OCT 2023

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) :- Benladange, Natampada
- POST OFFICE (পোস্ট অফিস) :- Hallikpur
- POLICE STATION (থানা) :- Baruipur PIN. 700145
- DISTRICT (জেলা) :- South 24 pgs STATE (রাজ্য) :- West Bengal
5. RELATIONSHIP WITH SELLER BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক)
6. MOBILE NO:: 8910451022
- EPIC NO:- WB/14/104/1183295
- আমি (শনাক্তকারী) Arun Bhowmick অএ দলিলের (Query No.) 2002372209/2023
- বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।
7. Arun Bhowmick as identifier identifying the executants
of the concerned deed (Query No.) 2002372209/2023

Arun Bhowmick

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-1611-08727/2023	Date of Registration	04/10/2023
Query No / Year	1611-2002372209/2023	Office where deed is registered	
Query Date	18/09/2023 1:42:07 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. 1,20,000/-	Rs. 1,49,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,510/- (Article:23)	Rs. 1,508/- (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-604	Bastu Shali	1.66 Dec	1,20,000/-	1,49,400/-	Width of Approach Road: 4 Ft.,
Grand Total :				1.66Dec	1,20,000 /-	1,49,400 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Abeda Bibi Wife of Mr Lutfar Rahaman Molla 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: 86xxxxxxx7627, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mrs Jabeda Bibi 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: 50xxxxxxx2170, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mrs Khateja Bibi 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: 88xxxxxxx9524, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Mrs Hasina Bibi 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: 42xxxxxxx2499, Status :Individual, Executed by: Attorney, Executed by: Attorney

5	Mrs Masuda Bibi 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
6	Mr Sajahan Sardar 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
7	Mr Selim Sardar 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
8	Mr Faijuddin Sardar Son of Late Necharali 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
9	Mrs Manohar Sardar 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 :

SI No	Name,Address,Photo,Finger print and Signature
1	Silverbell Realty LLP 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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BABLU SEKH (Presentant) Son of Sk. Wahid Ali Date of Execution - 04/10/2023, , Admitted by: Self, Date of Admission: 04/10/2023, Place of Admission of Execution: Office	 <small>Oct 4 2023 11:27AM</small>	 <small>LTI 04/10/2023</small>	 <small>04/10/2023</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: 73xxxxxxxx7960 Status : Attorney, Attorney of : Mrs Abeda Bibi , Mrs Jabeda Bibi , Mrs Khateja Bibi , Mrs Hasina Bibi , Mrs Masuda Bibi , Mr Sajahan Sardar , Mr Selim Sardar , Mr Faijuddin Sardar , Mrs Manohar Sardar				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ram Naresh Agarwal 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
Mr Arun Bhowmick Son of Mr A Bhowmick Village Mallickpur, City:- , P.O:- Mallickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145		 Captured	
	04/10/2023	04/10/2023	04/10/2023
Identifier Of Mr BABLU SEKH , Mr Ram Naresh Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Abeda Bibi	Silverbell Realty LLP-0.184444 Dec
2	Mrs Jabeda Bibi	Silverbell Realty LLP-0.184444 Dec
3	Mrs Khateja Bibi	Silverbell Realty LLP-0.184444 Dec
4	Mrs Hasina Bibi	Silverbell Realty LLP-0.184444 Dec
5	Mrs Masuda Bibi	Silverbell Realty LLP-0.184444 Dec
6	Mr Sajahan Sardar	Silverbell Realty LLP-0.184444 Dec
7	Mr Selim Sardar	Silverbell Realty LLP-0.184444 Dec
8	Mr Faijuddin Sardar	Silverbell Realty LLP-0.184444 Dec
9	Mrs Manohar Sardar	Silverbell Realty LLP-0.184444 Dec

Endorsement For Deed Number : I - 161108727 / 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 11:02 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 1,49,400/-

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 Abeda Bibi Chakraborty Abad, P.O: Chayani, Thana: Baruipur, , South 24-Parganas, WEST-BENGAL, India, PIN - 743376, 2. Mrs Jabeda Bibi Makrampur, P.O: Kustia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, 3. Mrs Khateja Bibi Sultanpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, 4. Mrs Hasina Bibi Sultanpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, 5. Mrs Masuda Bibi Village Kurali, P.O: Chayani, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743376, 6. Mr Sajahan Sardar Madhubanpur, P.O: Madarhat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, 7. Mr Selim Sardar Madhubanpur, P.O: Madarhat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, 8. Mr Faijuddin Sardar Madhubanpur, P.O: Madarhat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, 9. 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 1,508.00/- (A(1) = Rs 1,494.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 1,508.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,502/- and Stamp Duty paid by Stamp Rs 4,510.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 245371, Amount: Rs.1,000.00/-, Date of Purchase: 29/09/2023, Vendor name: S DEY
3. Stamp: Type: Impressed, Serial no 245370, Amount: Rs.1,000.00/-, Date of Purchase: 29/09/2023, Vendor name: S DEY
4. Stamp: Type: Impressed, Serial no 245369, Amount: Rs.1,000.00/-, Date of Purchase: 29/09/2023, Vendor name: S DEY
5. Stamp: Type: Impressed, Serial no 245368, Amount: Rs.1,000.00/-, Date of Purchase: 29/09/2023, Vendor name: S DEY
6. Stamp: Type: Impressed, Serial no 810459, Amount: Rs.500.00/-, Date of Purchase: 29/09/2023, Vendor name: S DEY
7. Stamp: Type: Impressed, Serial no 498884, Amount: Rs.10.00/-, Date of Purchase: 29/09/2023, Vendor name: S DEY

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 179138 to 179165
being No 161108727 for the year 2023.**



Subhramandal

Digitally signed by SUBHRANGSHU SHEKHAR
MANDAL
Date: 2023.10.06 11:55:55 +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.**