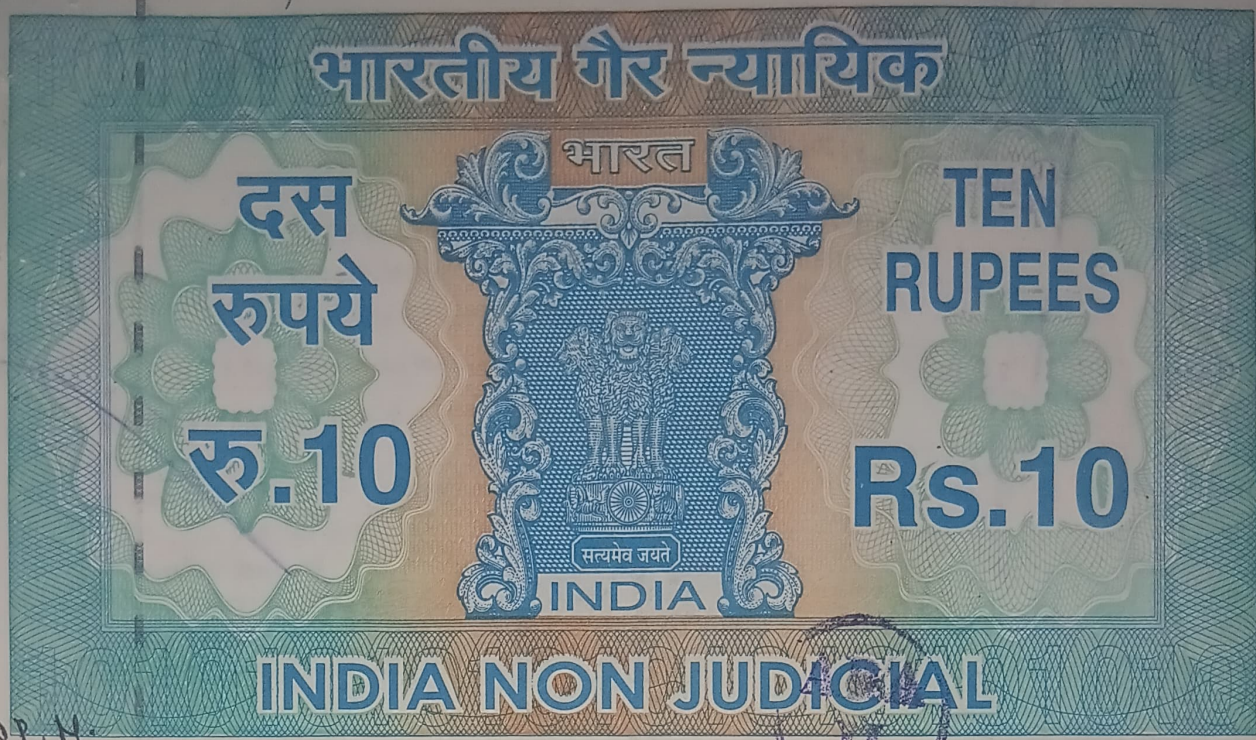


* 16198/2023 I-14383/23



7-10P.M.

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 82AB 229747

2/2476037/23

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Certified that the Document is admitted to Registration The Signature Sheet and the endorsement sheet attached to the Document are the part of this Document.

Additional Registrar of Assurances II, Kolkata

11 OCT 2023

DEED OF RECTIFICATION OF THE DEVELOPMENT AGREEMENT

THIS DEED OF RECTIFICATION OF THE DEVELOPMENT AGREEMENT is made on this the 04th day of OCTOBER, TWO THOUSAND TWENTY THREE (2023)

BETWEEN

3318 04/23
Vist Case No. 3318
J(1)- 250/-
J(2)- 100/-
Total
Received on

UTTAM KUMAR SINGH

Advocate

169901

12 JUN 2023
12 JUN 2023

Wardah Court
Kolkata - 700 014
Enrolment No. F/26/199/07
Rs.
12 JUN 2023
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

Sanjay Kansal



Sanjay Kansal





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022002476037/2023

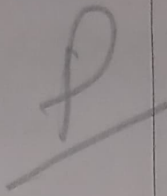
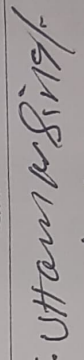
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri BISWANATH BHUNIA 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S.-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Land Lord		9927 	Biswanath Bhunia 4/10/23
2	Shri TARAK NATH BHUNIA 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S.-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Land Lord		9928 	Tarak Nath Bhunia 4/10/23
3	Smt MANORAMA BHUNYA 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S.-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Land Lord		9926 	Manorama Bhunia 4/10/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt SUJATA DAS P-744, Rabi Bala Apartment, Block -A,, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Land Lord		9927 	Sujata Das 4.10.23
5	Smt SUMITA BHUNYA 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Land Lord			Sumita Bhunya 4.10.23
6	Shri SANJAY KANSAL 403/1, Dakshindari Road, 9th Floor,, City:- , P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700048	Representative of Developer [SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED]		9925 	Sanjay Kansal 04/10/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

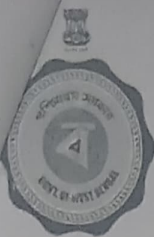
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr ABHIRAM DAS 85, A. SEN ROAD, NATUNPALLY, City:-, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Representative of Developer [SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr UTTAM KUMAR SINGH Son of Late Shiv Sankar Singh Sealdah Court Complex, City:-, P.O:- Entally, P.S:- Entally, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	Shri BISWANATH BHUNIA, Shri TARAK NATH BHUNIA, Smt MANORAMA BHUNYA, Smt SUJATA DAS, Smt SUMITA BHUNYA, Shri SANJAY KANSAL, Mr ABHIRAM DAS		9933. 	 04/10/2023

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
II KOLKATA

Kolkata, West Bengal



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



031020232024376211

GRIPS Payment Detail

GRIPS Payment ID:	031020232024376211	Payment Init. Date:	03/10/2023 16:25:19
Total Amount:	20041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI EPay
BRN:	6127858267033	BRN Date:	03/10/2023 16:26:00
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

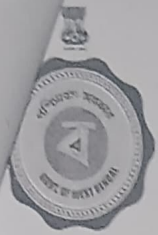
Depositor's Name: Mr SANJAY KANSAL
Mobile: 8017222213

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240243762128	Directorate of Registration & Stamp Revenue	20041
Total			20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



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



192023240243762128

GRN Details

GRN:	192023240243762128	Payment Mode:	SBI Epay
GRN Date:	03/10/2023 16:25:19	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6127858267033	BRN Date:	03/10/2023 16:26:00
Gateway Ref ID:	0732780949	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	031020232024376211	Payment Init. Date:	03/10/2023 16:25:19
Payment Status:	Successful	Payment Ref. No:	2002476037/1/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SANJAY KANSAL
Address:	403/1 DAKSHINDARI ROAD FLAT 9H ALCOVE GLORIA RESIDENCE
Mobile:	8017222213
EMAIL:	sanjay_kansal@rediffmail.com
Period From (dd/mm/yyyy):	03/10/2023
Period To (dd/mm/yyyy):	03/10/2023
Payment Ref ID:	2002476037/1/2023
Dept Ref ID/DRN:	2002476037/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002476037/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2002476037/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.

(1) SRI BISWANATH BHUNIA (having PAN BWRPB8585R & Aadhaar No. 7093 1113 3120) son of Late Barendra Nath Bhunia, by faith Hindu, by Nationality Indian, by occupation Business, residing at Premises No. 50A, S.K. Deb Road, 5th Bye Lane, Post Office Town, Kolkata - - Sreebhum, Police Station. - Lake Town 700 048, District - North 24 Parganas, **(2) SRI TARAK NATH BHUNIA (having PAN AUWPB5203G & Aadhaar No. 4822 5762 2744)** son of Late Barendra Nath Bhunia, by faith Hindu, by Nationality - Indian, by occupation - Service, residing at Premises No. 50/A, S. K. Deb Road, 5th Bye Lane, Post Office-Sreebhum, Police Station - Lake Town, Kolkata 700 048, District North 24 Parganas, **(3) SMT MANORAMA BHUNYA (having PAN DQJPB8857G & Aadhaar No. 3694 3689 7190)**, daughter of Late Barendra Nath Bhunia, by faith - Hindu, by Nationality Indian, by occupation - Household work, residing at Premises No. 50/A, S.K. Deb Road, 5th Bye Lane, Post Office Sreebhum, Police Station Lake Town, Kolkata -700 048, District - North 24 Parganas, **(4) SMT. SUJATA DAS (having PAN BCSPD2330M & Aadhaar No. 7293 1984 3502)**, wife of Bikash Das and daughter of Late Barandra Nath Bhunya, by faith Hindu, by Nationality - Indian, by Occupation Housewife, residing at P-744, Rabi Bala Apartment, Block-"A", P.O.- Shreebhum, P.S.- Lake Town, District North 24 Parganas, Kolkata-700089, and **(5) SMT. SUMITA BHUNYA (having PAN BEGPB0962M & Aadhaar No. 2929 8994 6892)**, daughter of Late Barendra Nath Bhunia, by faith Hindu, by Nationality - Indian, by

occupation Household work, residing at Premises No. 50A, S.K. Deb Road, 5 Bye Lane, Post Office- Sreebhumi, Police Station Lake Town, Kolkata 700 048, District - North 24 Parganas, hereinafter called and referred to as **LANDOWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his representative heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED PAN:

AALCS5185L, a company incorporated under Companies Act, 1956 and having its registered office at P-17, New CIT Road, 1st Floor, P.O. & P.S. Bowbazar, Kolkata- 700073, represented by its one of the Director **SRI SANJAY KANSAL (PAN: ACKPA0003H) & Aadhar No. 7270 6500 5794**, son of Late M.P. Kansal, by faith-Hindu, by occupation-Business, by Nationality - Indian, at 403/1, Dakshindari Road, 9th Floor, P.O. Sreebhumi & P.S. Lake Town, Kolkata-700048 and duly represented by its authorized signatory **ABHIRAM DAS (PAN: ADLPD0136E & Aadhaar no. 6201 2100 2511)** son of Late Nagendra Das, by faith-Hindu, by occupation-Business, by Nationality - Indian, residing at 85, A. Sen Road, Natunpally, P.O. Sreebhumi, P.S. Lake Town, Kolkata-700048, hereinafter called and referred to as the **DEVELOPER** (which expression

shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART**.

Owners and Developer individually **Party** and collectively **parties**.

WHEREAS the parties of this agreement have entered into a Development Agreement property to develop the schedule mentioned property on the 28th day of March, 2023 which has been registered in the office of the ARA -II, Kolkata and recorded in Book No., I, Volume No. 1902-2023, page from 144168 to 144215, being no. 190204420 for the year 2023 and in the said agreement the Owner's allocation has been mentioned in clause 8.1, inter alia as follows:-

Owner's Allocation: The Developer shall, at their own costs and expenses, construct, finish, complete and deliver to the Owners, undisputed possession of 50% of sanctioned area in each floor upto fifth floor (as per the Sanctioned Plan) [(The space allocation will be as "five nos. of standard size four wheeler car parking space on the Ground Floor and 1200 sq.ft. (Built up Area), more or less, (without measurement of lift & staircase), on each floor upto 5th floor (excluding the Ground Floor)"] [Flat No. "E & F are the allocated flats on each floor upto 5th floor. In case the total Allocation exceeds on the cumulative then the exceeds area

will be adjusted from the area of owners allocation on the higher floors)] of the said proposed building in habitable condition "and" according to the Plan (Owners' Allocation) which includes other spaces or areas comprised of the said building. It is clarified that the Allocation shall include proportionate undivided, impartible and indivisible share in the common areas, amenities and facilities made available in the said building such as paths, passages, stairway, electric meter room, pump room, overhead water tank, water pump and motor drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said building and further The "Developer's will pay the sum of Rs.50,00,000/- (Rupees Fifty Lac) only as an interest free refundable security deposit to the owners herein:-

- a) Rs. 30,00,000/- (Rupees Thirty Lac) only at the time of execution and registration of the Development Agreement.
- b) The balance amount of Rs.20,00,000/- (Rupees Twenty Lac) only after receipt of sanctioned building Plan from the South Dum Dum Municipality by part payment during construction of the said proposed building.
- c) Out of total Rs.50,00,000/- (Rupees Fifty Lakhs) Rs.5,00,000/- (Rupees Five Lac) only will be forfeited & Rest Rs.45,00,000/- (Rupees Forty Five Lac) only will be adjusted/refunded by the Owners to the Developer after Completion of the building.

AND WHEREAS it is clarified calculated that the Owner's allocation has been calculated on the basis of the land owned by the Landowner herein and the Landowners have satisfied themselves with regard to the allocation of the Landowner and such allocation shall include undivided, impartible and indivisible and impartible share in the Common Portions of the and New Building. It is further clarified that the Possession Letter/s shall be issued by the Developer to the Owner at the time of handing over possession of the Owner's Allocation. The Owner's Allocation shall be heritable and freely transferable. The owner would be handed over the possession of their respective allocation first before handing over possession to any other person/persons within the Developer's allocation.

AND WHEREAS upon obtaining a certified copy of the Development Agreement dated 28th March, 2023 it has been detected that certain portions of the Development Agreement contains wrong and erroneous covenants and terms, which, if not rectified, shall cause great prejudice to the Owners and as such it is expedient in the interest of the parties herein to effectuate the necessary changes and rectify the Deed of Development dated 28th March, 2023.

NOW THIS DEED OF RECTIFICATION WITNESSETH AS FOLLOWS:

1. The Developer shall, at their own costs and expenses, construct, finish, complete and deliver to the Owners their allocation of 50% of

sanctioned area in each floor (as per the Sanctioned Plan) which means the Flats E & F in all the floors till the top floor as specified in the building sanction plan each flat admeasuring 1200 sq.ft. (Built Up Area), more or less, (without measurement of Lift & Staircase) on each floor (excluding the Ground Floor)"] [Flat No. "E & F are the allocated flats on each floor. In case the total Allocation exceeds on the cumulative then the excess area will be adjusted from the area owners' allocation on the higher floors or other flats.

2. The possession of Owners allocation shall be handed over to the owners in habitable condition "and" according to the plan. It is clarified that the Owners' allocation shall include proportionate undivided, impartible and indivisible share in the common areas, amenities and facilities made available in the said building such as paths, passages, stairway, electric meter room, pump room, overhead water tank, water pump and motor drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said building.
3. In the ground floor five nos. of standard size four wheeler car parking space shall be, provided to the owners by the developers which shall be constructed at the cost of the developer. The

developer shall even issue possession letters for the car parking spaces allotted to them.

4. If the Developer constructs over and above the 5th Floor in that event the owners shall be entitled to 50% of the proportionate constructed area or 1200 Sq. ft., built up area excluding the lift and staircase on each additional floors constructed.
5. If the additional floors are constructed required plans have to be sanctioned from the concerned authority and in that event the construction period shall be extended proportionately.
6. The developer will process and handover completion certificate at the time of handing over the possession of the Owner's allocation.
7. In the earlier developer's agreement dated 28th day of March, 2023 other terms and conditions and stipulations of the aforesaid developer's agreement will remain unchanged.
8. This deed of rectification of the Development Agreement dated 28th March, 2023 shall be treated as a part and parcel of the Original Development Agreement dated 28th March, 2023.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of a plot of Danga now used as bastu land containing by estimation an area of 04 (four) Cottahs 11 (eleven) Chittacks 24 (twenty four) Sq. ft. be the same a little more or less together with a cemented flooring one storied cemented finished flooring old dilapidated building thereon measuring an area of 1000 Sq. ft. including all easement right and appurtenances thereto lying situate at and being Municipal Holding No. 84, S.K. Deb Road, 5th Bye Lane, Kolkata - 700 048 at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 comprised in R.S. & L.R. Dag Nos. 774 appertaining to C.S./ R.S. Khatian No. 206, L.R Khatian No. 121, under Police Station of Lake Town within limits of South Dum Dum Municipality in Ward No. 31, Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) in the District of North 24 Parganas and butted and bounded in the manner as follows:-

ON THE NORTH	:	Land of L.N. Multiplex & H/o Karmakar & 20 feet wide 5th Bye Lane.
ON THE SOUTH	:	H Land of L.N. Multiplex
ON THE EAST	:	Girl's School.
ON THE WEST	:	Land of L.N. Multiplex.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal on set and the day, month, year first above written.

SIGNED, SEALED & DELIVERED

IN the presence of :

WITNESSES:

1. *Yashu Kumar Sr*
P-890, Lakelawn, Block-A.
Kolkata - 700089.

Biswanath Bhunia
Sarad Nath Bhunia
Monorama Bhunia

Sujata Das

Seemita Bhunia

SIGNATURE OF THE LANDOWNERS

2. *Md. Fuzail*
P-890, Lakelawn
Block A, Kol - 700089.

Silver Villa Constructions Pvt. Ltd.

Sanjay Rana
Silver Villa Constructions Pvt. Ltd.

Director

Abhiram Das

Authorised Representative

SIGNATURE OF THE DEVELOPER

Drafted by me:

Uttam M. Singh

Advocate

Sealdah court complex
Room no 10, 1st Floor
Kolkata - 700014
E.M - F/26/199/07

SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjay Ram

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Abhi Ram

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Bikar Nath Bhargava

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Tarak Nath Bhunia

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



Monovandhanya	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sujata Das	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sumitra Bhunia	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

Deed No :	I-1902-14383/2023	Date of Registration	11/10/2023
Query No / Year	1902-2002476037/2023	Office where deed is registered	
Query Date	27/09/2023 10:23:47 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	UTTAM KUMAR SINGH Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830079802, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,08,71,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,030/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb 5th By Lane., Mouza: Dakshindari, , Ward No: 031, Holding No:84 Jl No: 25, Pin Code : 700048

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-774	RS-121	Bastu	Bastu	4 Katha 11 Chatak 24 Sq Ft		1,01,96,997/-	Width of Approach Road: 20 Ft.,
Grand Total :					7.7894Dec	0 /-	101,96,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	6,75,000 /-	

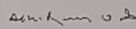
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BISWANATH BHUNIA Son of Late Barendra Nath Bhunia 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bwxxxxxx5r, Aadhaar No: 70xxxxxxx3120, Status :Individual, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence
2	Shri TARAK NATH BHUNIA Son of Late Barendra Nath Bhunia 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx3G, Aadhaar No: 48xxxxxxx2744, Status :Individual, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence
3	Smt MANORAMA BHUNYA Daughter of Late Barendra Nath Bhunia 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DQxxxxxx7G, Aadhaar No: 36xxxxxxx7190, Status :Individual, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence
4	Smt SUJATA DAS Wife of Mr Bikash Das P-744, Rabi Bala Apartment, Block -A-, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bcxxxxxx0m, Aadhaar No: 72xxxxxxx3502, Status :Individual, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence
5	Smt SUMITA BHUNYA Daughter of Late Barendra Nath Bhunia 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx2M, Aadhaar No: 29xxxxxxx6892, Status :Individual, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence

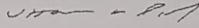
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED P-17, NEW CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Shri SANJAY KANSAL (Presentant) Son of Late M P KANSAL 403/1, Dakshindari Road, 9th Floor,, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3H, Aadhaar No: 72xxxxxxxx5794 Status : Representative, Representative of : SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED (as Director)			
2	Name Mr ABHIRAM DAS Son of Late Nagendra Das Date of Execution - 04/10/2023, , Admitted by: Self, Date of Admission: 11/10/2023, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature  11/10/2023
	85, A. SEN ROAD, NATUNPALLY, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx6e, Aadhaar No: 62xxxxxxxx2511 Status : Representative, Representative of : SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED (as authorized Signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UTTAM KUMAR SINGH Son of Late Shiv Sankar Singh Sealdah Court Complex, City:- , P.O:- Entally, P.S:-Entally, District:-South 24-Parganas, West Bengal, India, PIN:- 700014		 Captured	 11/10/2023
	11/10/2023	11/10/2023	11/10/2023
Identifier Of Shri BISWANATH BHUNIA, Shri TARAK NATH BHUNIA, Smt MANORAMA BHUNYA, Smt SUJATA DAS, Smt SUMITA BHUNYA, Shri SANJAY KANSAL, Mr ABHIRAM DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri BISWANATH BHUNIA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec
2	Shri TARAK NATH BHUNIA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec
3	Smt MANORAMA BHUNYA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec
4	Smt SUJATA DAS	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec
5	Smt SUMITA BHUNYA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri BISWANATH BHUNIA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft
2	Shri TARAK NATH BHUNIA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft
3	Smt MANORAMA BHUNYA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft
4	Smt SUJATA DAS	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft
5	Smt SUMITA BHUNYA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb 5th By Lane., Mouza: Dakshindari, , Ward No: 031, Holding No:84 JI No: 25, Pin Code : 700048

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 774, RS Khatian No:- 121		

Endorsement For Deed Number : I - 190214383 / 2023

On 04-10-2023

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

Presented for registration at 19:10 hrs on 04-10-2023, at the Private residence by Shri SANJAY KANSAL ,.

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 1,08,71,997/-

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

Execution is admitted on 04/10/2023 by 1. Shri BISWANATH BHUNIA, Son of Late Barendra Nath Bhunia, 50A, S.K. Deb Road 5th Bye Lane, P.O: Sreebhum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Shri TARAK NATH BHUNIA, Son of Late Barendra Nath Bhunia, 50A, S.K. Deb Road 5th Bye Lane, P.O: Sreebhum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 3. Smt MANORAMA BHUNYA, Daughter of Late Barendra Nath Bhunia, 50A, S.K. Deb Road 5th Bye Lane, P.O: Sreebhum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 4. Smt SUJATA DAS, Wife of Mr Bikash Das, P-744, Rabi Bala Apartment, Block -A,, P.O: Sreebhum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 5. Smt SUMITA BHUNYA, Daughter of Late Barendra Nath Bhunia, 50A, S.K. Deb Road 5th Bye Lane, P.O: Sreebhum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife

Indetified by Mr UTTAM KUMAR SINGH, , Son of Late Shiv Sankar Singh, Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-10-2023 by Shri SANJAY KANSAL, Director, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED, P-17, NEW CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr UTTAM KUMAR SINGH, , Son of Late Shiv Sankar Singh, Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 05-10-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/10/2023 4:26PM with Govt. Ref. No: 192023240243762128 on 03-10-2023, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 6127858267033 on 03-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 169901, Amount: Rs.10.00/-, Date of Purchase: 12/06/2023, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/10/2023 4:26PM with Govt. Ref. No: 192023240243762128 on 03-10-2023, Amount Rs: 20,020/-, Bank: SBI EPay (SBlePay), Ref. No. 6127858267033 on 03-10-2023, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 11-10-2023

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 : 48 (g) of Indian Stamp Act 1899.

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

Execution is admitted on 11-10-2023 by Mr ABHIRAM DAS, authorized Signatory, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED, P-17, NEW CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr UTTAM KUMAR SINGH, . . Son of Late Shiv Sankar Singh, Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 516484 to 516511
being No 190214383 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.11.02 15:02:05 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 02/11/2023

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.