

11/9/2024

I-01002/24



पश्चिम बंगाल WEST BENGAL

88AB 977721

2/176773/24

25 JAN 2024

Certified that the Document is submitted for Registration for the purpose stated and the order is the part of the document.

Additional Registrar of Assurances, Kolkata

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 24th day of January, Two Thousand Twenty Four (2024)

BETWEEN

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

501504

UTTAM KUMAR SINGH
Advocate

NAME.....
ALID.....
Rs.....

22 DEC 2023

S. CHATTERJEE
Licensed Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

199/07



5 2 JAN 2024



REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

25 JAN 2024

Uttam K. Singh.
Adv.
8/01 Shiv Shankar Singh
Sardar Chait complex
Room no 101, 1st floor
Pond PSE-entally
Kolkata-700014

SRI ASIS KUMAR KARMAKAR alias **ASISH KUMAR KARMAKAR** (PAN: **AVRPK9767G** & Aadhaar No. **2224 5352 4750**) son of Late Nemai Chandra Karmakar, by occupation – Business, by Nationality –Indian, by faith – Hindu, residing at 228/1/15, S.K. Deb Road 5th Bye Lane, P.O. Sreebhumi & P.S. – Lake Town, Kolkata – 700 048, hereinafter called and referred to as the **LANDLORD/ OWNER**(which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, representatives, successors, administrators, executors and assigns) of the **FIRST PART**.

A N D

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 one its Director **SRI SANJAY KANSAL** (PAN: **ACKPA0003H**) & Aadhaar 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, Flat 9H, P.O. Sreebhumi & P.S. Lake Town, Kolkata-700048, hereinafter called and referred to as the **PURCHASER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interests and assigns) of the **OTHER PART**.

WHEREAS by virtue of a registered "Bikroy Kobala" dated 07.08.1962, written in Bengali language, and duly registered with the office of the Sub-Registrar at Cossipore, Dumdum, 24 Paraganas and recorded in Book No-1, Volume No-101, Pages from 69 to 72, being Deed No.6934 for the year 1962, one Rekha Mukherjee became the absolute owner in respect of the land measuring about 1 (One) Cottah 9 (Nine) Chittacks 30 (Thirty) Sq. ft., be the same or little more or less lying and situated under Mouza - Dakshidari, R. S. Dag No. 772 & 773, R. S. Khatian No. 216, J. L. No. 25, Touzi No-1298/2833, the then P. S. - Dum Dum within the jurisdiction of South Dum Dum Municipality in the District of 24 Paraganas, from the erstwhile owner namely Madhab Chandra Kundu for a valuable consideration mentioned therein.

AND WHEREAS subsequently the said Rekha Mukherjee had duly mutated her name in the records of the South Dum Dum Municipality and paid Municipal Taxes thereof in respect of the abovementioned plot of land. The said Rekha Mukherjee applied for building plan and accordingly the concerned authority issued Sanction Plan vide Plan No.544 dated 25.01.1967 in favour of said Rekha Mukherjee and subsequently she constructed a two storied building on the said plot of land as per building plan sanctioned by the South Dum Dum Municipality. The said Rekha Mukherjee completed the construction ground floor and partly completed the construction of the first floor.

AND WHEREAS the said Rekha Mukherjee while possessing and enjoying theaforesaid property, fully described in the First Schedule hereunder written, sold out and conveyed the entire ground floor to one Avijit Karmakar vide a registered Indenture executed on 23.04.1990, registered with the office of the Registrar of Assurances- II, Kolkata and recorded in Book No. I, Volume No. 137, pages from 318 to 333, being Deed No. 5680 for the year 1990.

AND WHEREAS the said Rekha Mukherjee while possessing and enjoying the aforesaid property, fully described in the First Schedule hereunder written, sold out, transferred and conveyed the partly constructed first floor to one Asis Kumar Karmakar alias Asish Kumar Karmakar vide a registered Indenture executed on 23.04.1990, registered with the office of the Registrar of Assurances- II, Kolkata and recorded in Book No. I, Volume No. 137, pages from 334 to 347, being Deed No. 5681 for the year 1990.

AND WHEREAS by dint of the abovementioned two Indenture, the said Avijit Karmakar and Asis Kumar Karmakar alias Asish Kumar Karmakar became the owner of the ground floor and first floor respectively with absolute right, title and interest TOGETHER WITH undivided proportionate share in the said land, TOGETHERWITH common right over

the passage, staircase, ultimate roof, main entrance, drain line, water line, pumps and motors etc. within the said building.

AND WHEREAS the said Avijit Karmakar and Asis Kumar Karmakar alias Asish Kumar Karmakar, mutated their names in the records of South Dum Dum Municipality in respect of the ground floor and first floor respectively and accordingly the said Avijit Karmakar and Asis Kumar Karmakar alias Asish Kumar Karmakar became the joint Owner in respect of the plot of land, morefully and particularly described in the First Schedule written hereunder. And the Land Owner herein have been possessing and enjoying jointly the First Schedule mentioned property, peacefully without interruption of others, by paying relevant taxes to the concerned authority and the Land Owner Declare that the land with structure is free from all sorts of encumbrances, charges, liens, mortgages etc..

AND WHEREAS the said SRI ASIS KUMAR KARMAKAR alias ASISH KUMAR KARMAKAR being the Owner and seized and possessed of/or otherwise well sufficiently entitled to inter-alia **ALL THAT** piece and parcel of BASTU land measuring an area of 01 (One) Cottah 9 (Nine) Chittacks 30 (Thirty) Sq. ft., as well as 1155 Sq. ft. little more or less, along with two storied pucca dilapidated 50 years old building measuring 900 Sq. ft. on the ground floor and 900 Sq. ft. on the first floor, in total

1800 Sq. ft., more or less for two floors standing thereon, with cemented floor, lying and situated at Mouza - Dakshindari, J.L. No.25, Revenue Survey No. 25 (GD-I), Touzi No. 1298/2833, comprised in R.S. Dag No.772 & 773, under R. S. Khatian No. 216 within the jurisdiction of South Dum Dum Municipality, under Ward No. 31, Holding No. 33 & 34, S.K. Deb Road, 5th Bye Lane, being Premises No. 228/1/15, S.K. Deb Road, 5th Bye Lane, Kolkata 700048, previously A.D.S.R.O-Cossipore, Dum Dum, at present Bidhannagar (Salt Lake City), P.S.- Lake Town, in the District of North 24 Paraganas, which property is more fully and particularly mentioned, described, enumerated, provided and given at and under the **FIRST SCHEDULE** hereunder written and/or given.

AND WHEREAS the said Asis Kumar Karmakar alias Asish Kumar Karmakar the Owner/ Vendor herein being the sole and absolute Owner seized and possessed of or otherwise well and sufficiently entitled his undivided share **ALL THAT** piece and parcel of BASTU land measuring an area of 577.5 sq. ft. out of 01 (One) Cottah 9 (Nine) Chittacks 30 (Thirty) Sq. ft., as well as 1155 Sq. ft. little more or less, along with two storied pucca dilapidated 50 years old building measuring 450 sq. ft. out of 900 Sq. ft. on the ground floor and 450 sq. ft. out of 900 Sq. ft. on the first floor, in total 900 Sq. ft., more or less for two floors standing thereon, with cemented floor, lying and situated at Mouza - Dakshindari, J.L. No.25, Revenue Survey No. 25 (GD-I), Touzi No. 1298/2833, comprised in R.S. Dag No.772 & 773, under R.S. Khatian No. 216 within the jurisdiction of

South Dum Dum Municipality, under Ward No. 31, Holding No. 33 & 34, S. K. Deb Road, 5th Bye Lane, being Premises No. 228/1/15, S.K. Deb Road, 5th Bye Lane, Kolkata 700048, previously A.D.S.R.O-Cossipore, Dum Dum, at present Bidhannagar (Salt Lake City), P.S.- Lake Town, in the District of North 24 Paraganas and enjoying the right title and interest thereof free from all sorts of encumbrances which property is more fully and particularly mentioned, described, enumerated, provided and given at and under the **SECONDSCHEDULE** hereunder written and/or given.

AND WHEREAS the said Asis Kumar Karmakar alias Asish Kumar Karmakar the Owner/Vendor herein is searching for intending Purchaser or Purchasers herein being aware of such sale have approached the Owner/Vendor for sale, transfer of the property which is more fully and particularly described in the **SECONDSCHEDULE**.

AND WHEREAS the said Asis Kumar Karmakar alias Asish Kumar Karmakar the Owner/Vendor herein has agreed to sell and transfer and Purchaser have agreed to purchase and acquire his undivided share **ALL THAT** piece and parcel of BASTU land measuring an area of 577.5 sq. ft. out of 01 (One) Cottah 9 (Nine) Chittacks 30 (Thirty) Sq. ft., as well as 1155 Sq. ft. little more or less, along with two storied pucca dilapidated 50 years old building measuring 450 sq. ft. out of 900 Sq. ft. on the ground floor and 450 sq. ft. out of 900 Sq. ft. on the first floor, in total 900 Sq. ft., more or less for two floors standing thereon, with cemented

floor, lying and situated at Mouza - Dakshindari, J.L. No.25, Revenue Survey No. 25 (GD-I), Touzi No. 1298/2833, comprised in R.S. Dag No.772 & 773, under R.S. Khatian No. 216 within the jurisdiction of South Dum Dum Municipality, under Ward No. 31, Holding No. 33 & 34, S. K. Deb Road, 5th Bye Lane, being Premises No. 228/1/15, S.K. Deb Road, 5th Bye Lane, Kolkata 700048, previously A.D.S.R.O-Cossipore, Dum Dum, at present Bidhannagar (Salt Lake City), P.S.- Lake Town, in the District of North 24 Paraganas, more fully and particularly described in the **SECOND SCHEDULE** hereunder free from all sorts of encumbrances, charges, lines, lispens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever and all being agreed thereof and for the total consideration memo of **Rs.35,00,000/- (Rupees Thirty Five Lakh)** only.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in consideration of the same of **Rs.35,00,000/- (Rupees Thirty Five Lakh)** only paid by the Purchaser herein to the Owner/Vendor herein at or before the execution of these presents, the receipt whereof the Owner/Vendor herein doth hereby admit and acknowledge by the intent paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, reliable, exonerate discharge, demise, devise, grant, provide and give the Purchaser herein, its successors, successors-in-interest and assigns, the said property doth hereby grant, transfer, convey, assign and assure forever to the

Purchaser, their heirs, representatives, successors, administrators, executors and assigns, free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatsoever from any persons whomsoever and corner and manner whatever and debts and adverse claims whatsoever and **ALL THAT** the **SECOND SCHEDULE** property **AND HOWSOEVER OTHERWISE** the said property and land and any part thereof now are or is or at any time heretofore was situated butted and bounded, called, known, numbered, described or distinguished **TOGETHERWITH** all the areas, drains, water courses, ways/paths, passages, rights, lights, advantages, easements, privileges, emoluments, appendages and appurtenances of the Schedule property and **WHATSOEVER** belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenant thereto and all the estates, interests, claims and demands whatsoever of the Owner/Vendor herein at law and in equity into, upon, over and concerning the said property or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there from hereby granted or expressed or intended so to be unto and to the use of the Purchaser herein, its successors, successors-in-interests and assigns absolutely and forever **TOGETHER WITH ALL** the writings whatsoever exclusively

relating to or concerning the said property hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the Owner/Vendorherein or any other person or persons from whom she may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said property and every part thereof hereby granted, conveyed and transferred or expressed or to intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, lispendences, debts, attachments, hindrances, acquisitions, requisitions, dues and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owner/Vendorherein or her ancestors or predecessors-in-title made done or executed or knowingly suffered to the contrary the Owner/Vendorherein is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to be unto and to the Purchaser herein absolutely and forever free from all encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments debts, dues, acquisitions, requisitions and adverse claims **AND THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the Owner/Vendorherein or his ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the

Owner/Vendorherein is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to before a perfect and indefeasible estate of inheritance without any conditions use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such, act, deed, matter or thing whatsoever aforesaid the Owner/Vendorherein have good right, full power and absolute authority and indefeasible right, title and interest and is well and sufficiently entitled to grant, transfer, convey, assign and assure the said presently hereby granted and expressed so to be unto and to the use of the Purchaser herein, in the manner aforesaid, its successors, successors-in-interests and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owner/Vendorherein or any person or persons lawfully and equitably claiming under or in trust for the Owner/Vendorherein or their heirs, representatives, successors, administrators, executors and assigns and also free from all encumbrances, charges, attachments, liens, lispendenses, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendorherein their ancestors or predecessors-in-title **AND FURTHER** the Owner/Vendorherein covenants with the Purchaser herein, its successors, successors-in-interests and assigns that

the said property or any part thereof has not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Development Authority or any Improvement Trust AND the Owner/Vendorherein and all person under him shall and will from time and at all times hereafter at the request and costs of the Purchaser herein, its successors, successors-in-interests and assigns do and execute or cause to be done and executed such acts, deeds, matter and things whatsoever for further better and more perfectly assuring the said property unto and to the use of the Purchaser herein its successors, successors-in-interests and assigns at all reasonable times upon prior notice and at the costs of the Purchaser herein and persons claiming under it and the Owner/Vendorherein shall take all reasonable steps and execute and register all relevant documents relating to the said property hereby conveyed.

IT IS HEREBY FURTHER DECLARED BY THE OWNER/VENDORHEREIN THAT:

1. That Second Schedule property hereunder written and/or given is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference,

disturbance and obstructions whatever from any person whomsoever and corner and manner whatever.

2. The Purchaser herein is having the absolute and unfettered right, title and interest at and upon the Second Schedule property hereunder written and/or given and is having full right, title and interest to alienate, transfer, demise, devise, grant and provide the same to any person whomsoever for valuable consideration's within without encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstructions' whatever from any person whomsoever and corner and manner whatsoever as per the choice and discretion of the Purchaser herein.
3. The Purchaser herein shall be having all the right, title and interest to mortgage and transfer the second Schedule property hereunder written and/or given permanently or otherwise unto and in favour of any person, body corporate, financial institution and other as per the choice and discretion of the Purchaser herein with or without encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interferences, disturbances and obstruction

whatever from any person whosoever and corner and manner whatever as per the choice and discretion of the purchase herein.

4. The Owner/Vendorherein state and declare further that the Owner/Vendorherein have delivered all the papers and documents relating to the Second Schedule property hereunder written and/or given in original and photocopy whatsoever the case may be as per the applicability.
5. The Owner/Vendorherein further declare and state that the Owner/Vendorhave not deposited any original Title Deed/s in connection with the property herein conveyed, alienated, transferred, demised, devised, provided and given hereby unto and in favour of the Purchaser herein with the executor and registration of the presents in any financial institution by way of equitable mortgage against any loan from any persons, body corporate, financial institution and others encumbrances charges, liens, lispendences, demands, claims, hindrances, attachments debts dues, acquisitions and requisition whatsoever without any interference, disturbances and obstructions whatever from any person whomsoever and corner and manner whatever.

THE FIRST SCHEDULE ABOVE REFEREED TO

ALL THAT piece and parcel of BASTU land measuring an area of 01 (One) Cottah 9 (Nine) Chittacks 30 (Thirty) Sq. ft., as well as 1155 Sq. ft. little more or less, along with two storied pucca dilapidated 50 years old building measuring 900 Sq. ft. on the ground floor and 900 Sq. ft. on the first floor, in total 1800 Sq. ft., more or less for two floors standing thereon, with cemented floor, lying and situated at Mouza - Dakshindari, J.L. No.25, Revenue Survey No. 25 (GD-I), Touzi No. 1298/2833, comprised in R.S. Dag No.772 & 773, under R.S. Khatian No. 216 within the jurisdiction of South Dum Dum Municipality, under Ward No. 31, Holding No. 33 & 34, S.K. Deb Road, 5th Bye Lane, being Premises No. 228/1/15, S.K. Deb Road, 5th Bye Lane, Kolkata 700048, previously A.D.S.R.O-Cossipore, Dum Dum, at present Bidhannagar (Salt Lake City), P.S.- Lake Town, in the District of North 24 Paraganas, upon which the proposed multi storied building is to be constructed in accordance with the building plan to be sanctioned from the South Dum Dum Municipality, which is butted and bounded as follows:

ON THE NORTH	:	16 ft. wide Municipal Road;
ON THE SOUTH	:	Land of Dag No.774;
ON THE EAST	:	Plot No. 12;
ON THE WEST	:	Plot No. 14.

THE SECOND SCHEDULE ABOVE REFERRED TO

(To be sold)

ALL THAT undivided piece or parcel of land measuring about 577.5 sq. ft. out of 01 (One) Cottah 9 (Nine) Chittacks 30 (Thirty) Sq. ft., as well as 1155 Sq. ft. little more or less, along with two storied pucca dilapidated 30 years old ^{Residential} building measuring 450 sq. ft. out of 900 Sq. ft. on the ground floor and 450 sq. ft. out of 900 Sq. ft. on the first floor, in total 900 Sq. ft., more or less for two floors standing thereon, with cemented floor, lying and situated at Mouza - Dakshindari, J.L. No.25, Revenue Survey No. 25 (GD-I), Touzi No. 1298/2833, comprised in R.S. Dag No.772 & 773, under R.S. Khatian No. 216 within the jurisdiction of South Dum Dum Municipality, under Ward No. 31, Holding No. 33 & 34, S. K. Deb Road, 5th Bye Lane, being Premises No. 228/1/15, S.K. Deb Road, 5th Bye Lane, Kolkata 700048, previously A.D.S.R.O-Cossipore, Dum Dum, at present Bidhannagar (Salt Lake City), P.S.- Lake Town, in the District of North 24 Paraganas.

OR WHOSOEVER OTHERWISE the said premises was theretofore and is now and shall hereafter be called known numbered described distinguished and reputed or known.

for Kinner Kamkar

IN WITNESS WHEREOF the parties hereto hereunto set and subscribed their hand and seals on the day, month and year first above written.

SIGNED & DELIVERED by the Parties
at Kolkata in the presence of: -

1. *Yashu Kumar Pal*
P-890, Lakshmi,
Block-A, Kalkuli-700089.

Avin Kumar Karmakar

SIGNATURE OF THE OWNER/VENDOR

2. *Uttam K. Singh*
Sealdah Court
Kolkata-700014

Drafted by me:

Uttam K. Singh

UTTAM KUMAR SINGH

Advocate

Sealdah Court Complex,
Room No. 101, 1st Floor,
Kolkata-700014

Enrolment No. F/26/199/07

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser a sum of Rs.35,00,000/- (Rupees Thirty Five Lakh) only as entire consideration money of the said property as per Memo given below: -

MEMO

<u>Date</u>	<u>Cheque no.</u>	<u>Drawn on</u>	<u>Amount</u>
paid by	various	cheques	
or	different	dates	35,00,000/-
		Total	Rs.35,00,000/-

(Rupees Thirty Five Lakh) only

WITNESSES :

1. Yash Kumar Pal

Asis Kumar Karmakar
SIGNATURE OF THE OWNER/VENDOR

2. Uttam Kr. Singh

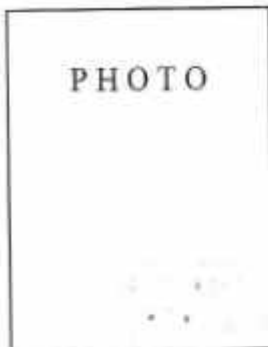
SPECIMEN FORM FOR TEN FINGERPRINTS



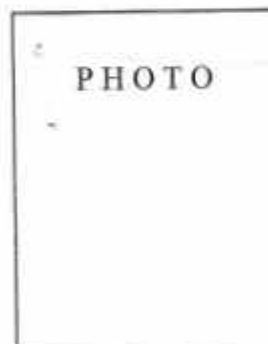
Sanjay Hansal	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Anil Kumar Karanaker	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



230120242035776305

GRIPS Payment Detail

GRIPS Payment ID:	230120242035776305	Payment Init. Date:	23/01/2024 15:02:09
Total Amount:	175034	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5388989329812	BRN Date:	23/01/2024 15:02:36
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	192023240357763068	Directorate of Registration & Stamp Revenue	175034
Total			175034

IN WORDS: ONE LAKH SEVENTY FIVE THOUSAND THIRTY FOUR 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



192023240357763068

GRN Details

GRN:	192023240357763068	Payment Mode:	SBI Epay
GRN Date:	23/01/2024 15:02:09	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5388989329812	BRN Date:	23/01/2024 15:02:36
Gateway Ref ID:	0786047556	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	230120242035776305	Payment Init. Date:	23/01/2024 15:02:09
Payment Status:	Successful	Payment Ref. No:	2000176773/1/2024

[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):	23/01/2024
Period To (dd/mm/yyyy):	23/01/2024
Payment Ref ID:	2000176773/1/2024
Dept Ref ID/DRN:	2000176773/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000176773/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	140020
2	2000176773/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	35014
Total				175034

IN WORDS: ONE LAKH SEVENTY FIVE THOUSAND THIRTY FOUR ONLY.

PAID

Major Information of the Deed

Deed No :	I-1902-01002/2024	Date of Registration	25/01/2024
Query No / Year	1902-2000176773/2024	Office where deed is registered	A.R.A. - II KOLKATA, District: Kolkata
Query Date	20/01/2024 9:51:58 PM		
Applicant Name, Address & Other Details	UTTAM KUMAR SINGH Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830079802, Status : Advocate		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 35,00,000/-		
Stamp duty Paid(SD)	Rs. 1,40,030/- (Article:23)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip,(Urban area)		
	Additional Transaction	[4308] Other than Immovable Property, Agreement (No of Agreement : 2)	
	Market Value	Rs. 35,00,000/-	
	Registration Fee Paid	Rs. 35,098/- (Article:A(1), E)	

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb 5th By Lane., Mouza: Dakshindari, Premises No: 228/1/15, , Ward No: 031, Holding No:33 and 34 JI No: 25, Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-772	RS-216	Bastu	Bastu	288.75 Sq Ft	12,50,000/-	12,50,000/-	Width of Approach Road: 16 Ft.,
L2	RS-773	RS-216	Bastu	Bastu	288.75 Sq Ft	12,50,000/-	12,50,000/-	Width of Approach Road: 16 Ft.,
		TOTAL :			1.3234Dec	25,00,000 /-	25,00,000 /-	
	Grand Total :				1.3234Dec	25,00,000 /-	25,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	900 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 450 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 450 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	900 sq ft	10,00,000 /-	10,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri ASIS KUMAR KARMAKAR, (Alias: Shri ASISH KUMAR KARMAKAR) (Presentant) Son of Shri Nemai Chandra Karmakar Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office	Photo  25/01/2024	Finger Print  Captured LT1 25/01/2024	Signature  25/01/2024
228/1/15, 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.: avxxxxxx7g, Aadhaar No: 22xxxxxxxx4750, Status :Individual, Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 25/01/2024 ,Place : Office				

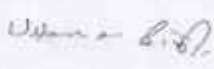
Buyer Details :

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, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SANJAY KANSAL Son of Late M P KANSAL 403/1, DAKSHINDARI ROAD, ALCOVE GLORIA, 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

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	 25/01/2024	 Captured 25/01/2024	 25/01/2024
Identifier Of Shri ASIS KUMAR KARMAKAR,			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri ASIS KUMAR KARMAKAR	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.66172 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri ASIS KUMAR KARMAKAR	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-0.66172 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri ASIS KUMAR KARMAKAR	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-900.00000000 Sq Ft

Endorsement For Deed Number : I - 190201002 / 2024

On 25-01-2024

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 11:24 hrs on 25-01-2024, at the Office of the A.R.A. - II KOLKATA by Shri ASIS KUMAR KARMAKAR Alias Shri ASISH KUMAR KARMAKAR, Executant,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 35,00,000/-

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

Execution is admitted on 25/01/2024 by Shri ASIS KUMAR KARMAKAR, Alias Shri ASISH KUMAR KARMAKAR, Son of Shri Nermal Chandra Karmakar, 228/1/15, S.K. Deb Road 5th Bye Lane, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,098.00/- (A(1) = Rs 35,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 35,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/01/2024 3:02PM with Govt. Ref. No: 192023240357763068 on 23-01-2024, Amount Rs: 35,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 5388989329812 on 23-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,40,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 1,40,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 501504, Amount: Rs.10.00/-, Date of Purchase: 22/12/2023, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/01/2024 3:02PM with Govt. Ref. No: 192023240357763068 on 23-01-2024, Amount Rs: 1,40,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 5388989329812 on 23-01-2024, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 57798 to 57824

being No 190201002 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.02.08 12:32:04 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 08/02/2024

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.