

16/95/2023

I-14008/23

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

3-12 P.M.
पश्चिम बंगाल WEST BENGAL

212476227/23

87AB 309920

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

05 OCT 2023

Certified that the Document is submitted to
Registration The Stamp Sheet and the
endorsement are the part of this document.

Additional Registrar
of Assurances II, Kolkata

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 4th
day of OCTOBER, Two Thousand Twenty Three (2023).

BETWEEN

Not Case No. 3321 04/10/23
151/- 250/-
124 250/-
Total
Received

UTTAM KUMAR SINGH

NAME..... Advocate.....
Prof.....
K. Sealdah Court
Kolkata 700 014
Enrolment No. 1/26/199/07
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Koi-1

353336

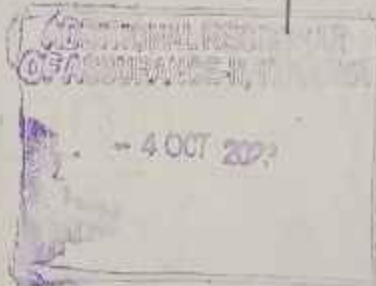
30 AUG 2023

30 AUG 2023

Sanjay Kansa



Sanjay Kansa





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



041020232024564583

GRIPS Payment Detail

GRIPS Payment ID:	041020232024564583	Payment Init. Date:	04/10/2023 18:12:19
Total Amount:	110118	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9480864040615	BRN Date:	04/10/2023 18:16:02
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	192023240245645848	Directorate of Registration & Stamp Revenue	110118
Total			110118

IN WORDS: ONE LAKH TEN THOUSAND ONE HUNDRED EIGHTEEN ONLY.

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

PAID



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 19022002476227/2023

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

Sl 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	Seller		9927 	Biswanath Bhunia 4/10/23
2	Shri SANJAY KANSAL 403/1, Dakshindan Road, 9th Floor,, City:- P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700048	Representative of Buyer (SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED)		9925 	Sanjay Kansal 04/10/2023
Sl 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 SANJAY KANSAL		9933 	Uttam Kumar Singh - 04/10/2023

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



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



192023240245645848

GRN Details

GRN:	192023240245645848	Payment Mode:	SBI Epay
GRN Date:	04/10/2023 18:12:19	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9480864040615	BRN Date:	04/10/2023 18:16:02
Gateway Ref ID:	0733426268	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	041020232024564583	Payment Init. Date:	04/10/2023 18:12:19
Payment Status:	Successful	Payment Ref. No:	2002476227/6/2023
[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):	04/10/2023
Period To (dd/mm/yyyy):	04/10/2023
Payment Ref ID:	2002476227/6/2023
Dept Ref ID/DRN:	2002476227/6/2023

Payment Details

Sl No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002476227/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	88020
2	2002476227/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	22098
Total				110118

IN WORDS: ONE LAKH TEN THOUSAND ONE HUNDRED EIGHTEEN ONLY.

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 - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, hereinafter called and referred to as the **OWNER/VENDOR** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representatives, successors, administrators, executors and assigns) of the **ONE 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 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, 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 One Sri Gopal Chandra Maity, son of Late Dinabandhu Maity of 50A, S. K. Deb Road, 5th Bye Lane, Police Station - Lake Town, Kolkata - 700 048 was the absolute and recorded owner of **ALL THAT** piece or parcel of a plot of danga land containing by estimation an area of 32.37 Decimals be the same a little more or less including all casement rights and appurtanances thereto lying situate at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 comprised in C.S./R.S. Dag Nos. 698 (land measuring an area of 05.25 Decimals), 700 (and measuring an area of 05.81 Decimals), 759 (land measuring an area of 13.06 Decimals) & 774 (land measuring an area of 08.25 Decimals) appertaining to C.S./R.S. Khatian No. 206 under the Police Station of Dum Dum at present Lake Town in the District of North 24 Parganas (formerly 24 Parganas) free from all encumbrances whatsoever.

AND WHEREAS While remained in absolute possession and enjoyment thereof the said Gopal Chandra Maity died intestate on 18.04.1938 as a bachelor leaving behind him his surviving only sister namely Smt. Swarnamayee Bhunia as his legal heir and successor and accordingly upon the demise of said Gopal Chandra Maity the said land left by him devolved upon his said legal heir and successor in accordance with the Hindu Law of Succession.

AND WHEREAS the said Swarnamayee Bhunia died intestate leaving behind her surviving only son namely Sri Barendra Nath Bhunia as her

legal heir and successor and accordingly upon the demise of said Swarnamayee Bhunia the said land left by him devolved upon his said legal heir and successor in accordance with the Hindu Law of Succession.

AND WHEREAS the said Barendra Nath Bhunia died intestate on 10.12.1987 leaving behind him his surviving wife namely Smt. Shanti Bhunia, two sons namely Sri Biswanath Bhunia & Sri Taraknath Bhunia and three daughters namely Smt. Monorama Bhunia, Smt. Sujata Das & Smt. Sumita Bhunia as his only legal heirs and successors and accordingly upon the demise of said Barendra Nath Bhunia the said land left by him devolved upon his said legal heirs and successors to the extent of undivided 1/6 share each in accordance with the Hindu Succession Act, 1956.

AND WHEREAS the said Shanti Bhunia, Sri Biswanath Bhunia & Sri Taraknath Bhunia, Smt. Monorama Bhunia, Smt. Sujata Das & Smt. Sumita Bhunia jointly mutated their names in respect of a plot of land measuring an area of 04 (four) Cottahs 11 (Eleven) Chittacks 24 (Twenty Four) Sq.ft. be the same a little more or less out of the said land measuring an area of 32.37 Decimals in the records of the South Dum Dum Municipality on payment of relevant taxes thereof and accordingly the said Municipal Authority assessed the said plot of land as Municipal Holding No. 84, S. K. Deb Road, 5th Bye Lane, Kolkata - 700 048 under the Police Station of Lake Town in the District of North 24 Parganas.

AND WHEREAS the said Shanti Bhunia died intestate on 08.11.2017 leaving behind her surviving two sons and three daughters namely the said Sri Biswanath Bhunia, Sri Taraknath Bhunia, Smt. Monorama Bhunia, Smt. Sujata Das and Smt. Sumita Bhunia as her only legal heirs and successors and accordingly upon the demise of said Shanti Bhunia her undivided $1/6$ share of the said land left by her devolved upon her said legal heirs and successors to the extent of undivided equal share each in accordance with the Hindu Succession Act, 1956.

AND WHEREAS by virtue of the said inheritance thus the said Owners herein the said Sri Biswanath Bhunia, Sri Tarak Nath Bhunia, Smt. Manorama Bhunia, Smt. Sujata Das and Smt. Sumita Bhunia became the absolute owners to the extent of undivided equal share each and jointly seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece of parcel of the said plot of Danga now used as Bastu land containing by estimation an area of 04 (Four) Cottahs 11 (Eleven) Chittaks 24 (Twenty Four) sq.ft, be the same a little more or less together with an one storied building thereon including all easement rights and appurtanances 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 the Police Station of Lake Town within the limits

of South Dum Dum Municipality in Ward No. 31 in the District of North 24 Parganas, under the Police Station of Lake Town within the limits of South Dum Dumb Municipality in Ward No. 31 in the District of North 24 Parganas 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 **FIRST SCHEDULE** hereunder written and/or given.

AND WHEREAS the said Sri Biswanath Bhunia 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 or parcel of a plot of Danga now used as bastu land containing by estimation an area of 15 Chittacks 4.8 sq. ft. more or less out 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 200 sq. ft. out of 1000 Sq.ft. including all easement rights 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 the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 31 in the District of North 24 Parganas, under the Police Station of Lake Town within the 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 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 **SECOND SCHEDULE** hereunder written and/or given.

AND WHEREAS the said Sri Biswanath Bhunia 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 **SECOND SCHEDULE**.

AND WHEREAS the said Sri Biswanath Bhunia the owner /vendor herein has agreed to sell and transfer and Purchaser have agreed to purchase and acquire his undivided share **ALL THAT** piece or parcel of a plot of Danga now used as bastu land containing by estimation an area of 15 Chittacks 4.8 sq. ft. more or less out 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 200 sq. ft. out of 1000 Sq.ft. including all easement rights 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 the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 31 in the District of North 24 Parganas, under the Police Station of Lake Town within the 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, 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.22,00,000/- (Rupees Twenty Two Lac) only**.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in consideration of the same of **Rs.22,00,000/- (Rupees Twenty Two Lac) 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 **TOGETHER WITH** 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/Vendor herein 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, lispences, debts, attachments, hindrances, acquisitions, requisitions, dues and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owner/Vendor herein or her ancestors or predecessors-in-title made done or executed or knowingly suffered to the contrary the Owner/Vendor herein 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, lispences, demands, claims, hindrances, attachments debts, dues, acquisitions, requisitions and adverse claims **AND THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the Owner/Vendor herein or his ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Owner/Vendor

herein 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/Vendor herein 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/Vendor herein or any person or persons lawfully and equitably claiming under or in trust for the Owner/Vendor herein 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/Vendor herein their ancestors or predecessors-in-title **AND FURTHER** the Owner/Vendor herein 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/Vendor herein 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/Vendor herein 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/ VENDOR
HEREIN 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/Vendor herein state and declare further that the Owner/Vendor herein 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/Vendor herein further declare and state that the Owner/Vendor have 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 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 rights 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 the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 31 in the District of North 24 Parganas, under the Police Station of Lake Town within the 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.

THE SECOND SCHEDULE ABOVE REFEREED TO

(To be sold)

ALL THAT undivided piece or parcel of land measuring about 15 Chittacks 4.8 sq. ft. more or less along with undivided old and dilapidated cemented flooring structure (more than 30 years old) measuring about an area 200 sq. ft. 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 the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 31 in the District of North 24 Parganas, under the Police Station of Lake Town within the 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.

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

Biswar Nath Bhattacharya

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. *Jasen Kumar Pal*
P-890, Lake town,
Block-A,
Kolkata-700089

Biswanath Bhunia

SIGNATURE OF THE OWNER/VENDOR

2. *Mr. Anwarish*
P-890, Lake town
Block-A. Kol-700089.

Silver Villa Constructions Pvt. Ltd.

Sanjay Kumar
Director

SIGNATURE OF THE PURCHASER

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 withinnamed Purchaser a sum of **Rs.22,00,000/- (Rupees Twenty Two Lac) 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>
04.10.2023	000604	PUNJAB 2 SIND BANK	22,00,000/-
		Total	Rs.22,00,000/-

(Rupees Twenty Two Lac) only

WITNESSES :

1. *Laxmi Kumar P-1*

Bisua Nath Bhunia

SIGNATURE OF THE OWNER/VENDOR

2. *Mr. Anand*

SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjay Khande

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



Divyashree Bhingde

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



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



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

Major Information of the Deed

Deed No :	I-1902-14008/2023	Date of Registration	05/10/2023
Query No / Year	1902-2002476227/2023	Office where deed is registered	
Query Date	27/09/2023 11:52:10 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	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 22,00,000/-		Rs. 22,00,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 88,030/- (Article:23)		Rs. 22,098/- (Article:A(1), 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 JI No: 25, Pin Code : 700048

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-774	RS-206	Bastu	Bastu	15 Chatak 4.8 Sq Ft	20,70,000/-	20,70,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					1.5579Dec	20,70,000 /-	20,70,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1,30,000/-	1,30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Purca, Extent of Completion: Complete					
Total :		200 sq ft	1,30,000 /-	1,30,000 /-	

Seller 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

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, 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)

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			
Identifier Of Shri BISWANATH BHUNIA, Shri SANJAY KANSAL			

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

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

Endorsement For Deed Number : I - 190214008 / 2023

On 04-10-2023

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

Presented for registration at 19:12 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 22,00,000/-

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

Execution is admitted on 04/10/2023 by Shri BISWANATH BHUNIA, Son of Late Barendra Nath Bhunia, 50A, 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

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

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

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Satyajit Biswas

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

On 05-10-2023

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 1898.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,098.00/- (A(1) = Rs 22,000.00/-, 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 0.00/-, by online = Rs 22,098/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/10/2023 6:18PM with Govt. Ref. No. 192023240245645848 on 04-10-2023, Amount Rs: 22,098/- Bank: SBI EPay (SBIEPay), Ref. No. 9480864040615 on 04-10-2023, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 491749 to 491780

being No 190214008 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.10.19 12:14:07 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 19/10/2023

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.