

646/24

1 - 635 / 2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

88AB 856951

Certify that the document is submitted
to registration. The signature sheet
and the endorsement sheet attached
with this document are the same
as the original.

Addl. District Sub-Registrar
Biddhannagar, (Salt Lake City)
13 MAR 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 13th day
of March, Two Thousand Twenty Four (2024)

BETWEEN

119237

UTTAM KUMAR SINGH
Advocate

Address.....

Rs.....

Date.....

Sealdah Court
Kolkata - 700 014

Enrolment No. F/26/199/07

SIPRA DEY

Licence No. 18A

Code 1070

1, N. S. Road, Kolkata-700-0

20 DEC 2023



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

13 MAR 2024

Uttam K. Singh
Adv.

Shri Shiv Shankar Singh
Sealdah Court Complex
Room no 101, 1st floor
PO and PS - Estally
Kolkata - 700014

SMT. SUBHRA ROY CHOUDHURY (PAN: AYZPR8455P & Aadhaar No. 2236 1795 8695) wife of Prasanta Roy Choudhury, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at 45/7/1, S.K. Deb Road 5th Bye Lane, P.O. - Sreebhumi, P.S. - Lake Town, Kolkata - 700048, District - North 24 Parganas, hereinafter referred to as the **OWNER/ VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

A N D

SILVER VILLA CONSTRUCTIONS PVT. LTD. 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. 727065005794** son of Late M P Kansal, by faith - Hindu, by occupation - Business, by Nationality - Indian, at 403/1, Dakshindari Road, Alcove Gloria, Tower - 2, Flat No. 9H, Post Office - 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 Ajay Sur, son of Late Haradhan Chandra Sur being the sole and absolute owner and seized and possessed of/or otherwise well sufficiently entitled to inter-alia **ALL THAT** piece or parcel of land measuring about 2 (two) Cottahs 30 (thirty) sq. ft. lying and situated at Mouza - Dakshindari, J.L. no. 25, R.S. no. 6, G.D. -1, Touzi No. 1289/2833, Dag No. 751, Khatian No. 793, Plot no. 9, within the limit of South Dum Dum Municipality, P.S. - Dum Dum now Lake Town, District North 24 Parganas and enjoying the right title and interest thereof free from all sorts of encumbrances.

AND WHEREAS the said Ajay Sur, son of Late Haradhan Chandra Sur being the sole and absolute owner and seized and possessed of/or otherwise well sufficiently entitled had sold, transferred and conveyed the same **ALL THAT** piece or parcel of land measuring about 2 (two) cottahs 30 (thirty) sq. ft. lying and situated at Mouza - Dakshindari, J.L. no. 25, R.S. no. 6, G.D. -1, Touzi No. 1289/2833, Dag No. 751, Khatian No. 793, Plot no. 9, within the limit of South Dum Dum Municipality, P.S. - Dum Dum now Lake Town, District North 24 Parganas to Shri Indu Bhusan Kundu and Smt. Subhra

Roy Choudhury by a deed of Sale duly registered in the office of
ADSR Bidhannagar, Salt Lake City.

AND WHEREAS the said Shri Indu Bhusan Kundu and Smt. Subhra Roy Choudhury became the joint Owner and seized and possessed of/or otherwise well sufficiently entitled to inter-alia **ALL THAT** piece or parcel of land measuring about 2 (two) cottahs 30 (thirty) sq. ft. lying and situated at Mouza - Dakshindari, J.L. no. 25, R.S. no. 6, G.D. -1, Touzi No. 1289/2833, Dag No. 751, Khatian No. 793, Plot no. 9, within the limit of South Dum Dum Municipality, P.S. - Dum Dum now Lake Town, District North 24 Parganas and enjoying the right, title and interest thereof free from all sorts of encumbrances.

AND WHEREAS the said Shri Indu Bhusan Kundu and Smt. Subhra Roy Choudhury recorded their names before South Dum Dum Municipality being Premises No. 45/7, S.K. Deb Road, Kolkata - 700 048 and constructed two storied building upon the said plot of land.

AND WHEREAS the said Shri Indu Bhusan Kundu and Smt. Subhra Roy Choudhury executed a Deed of Partition dt. 28th day of July, 1993 duly registered in the office of ADSR Bidhannagar, Salt

Lake City and recorded in Book No.I, Volume No. 244, pages 315 to 325, being no. 10510 for the year 1993. That by virtue of the aforesaid partition deed said Smt. Subhra Roy Choudhury got Schedule 'B' known as Lot 'A' and Said Indu Bhusan Kundu got Schedule 'C' known as Lot 'B' specifically mentioned in the aforesaid partition deed.

AND WHEREAS upon the allotment / or allocation the said Smt. Subhra Roy Choudhury became the sole and absolute owner and seized and possessed of/or otherwise well sufficiently entitled to inter alia **ALL THAT** piece or parcel of land measuring about 1 (one) Cottah 15 (fifteen) sq. ft. together with two storied structure measuring about 480 sq. ft. on the ground floor and measuring about 480 sq. ft. on the first floor totaling 960 sq. ft. lying and situated at Mouza - Dakshindari, J.L. no. 25, R.S. No. 6, Touzi No. 1298/2833, Dag No. 751, Khatian No. 793, Holding No. 45/7, S.K. Deb Road 5th Bye Lane, under Ward No. 23 now 31 within the limits of South Dum Dum Municipality, P.S. - Lake Town, Kolkata - 700 048, District North 24 Parganas and enjoying the right title and interest thereof free from all sorts of encumbrances more fully and particularly described in the Schedule hereunder written.

AND WHEREAS the said Smt. Subhra Roy Choudhury the owner/vendor herein recorded her name before South Dum Dum Municipality being Municipal Holding No. 64, previously 45/7/1, S.K. Deb Road 5th Bye Lane, Kolkata - 700 048 and pay rates and taxes regularly before the concerned authority.

AND WHEREAS the said Smt. Subhra Roy Choudhury the Owner/Vendor herein is searching for intending Purchaser or Purchasers, the purchaser herein being aware of such sale have approached the Owner/Vendor for purchase, transfer of the property which is more fully and particularly described in the **SCHEDULE** hereunder.

AND WHEREAS the said Smt. Subhra Roy Choudhury the owner/vendor herein has agreed to sell and transfer and Purchaser have agreed to purchase and acquire the same **ALL THAT** piece or parcel of land measuring about 1 (one) Cottah 15 (fifteen) sq. ft. together with two storied structure measuring about 480 sq. ft. on the ground floor and measuring about 480 sq. ft. on the first floor totaling 960 sq. ft. lying and situated at Mouza - Dakshindari, J.L. no. 25, R.S. No. 6, Touzi No. 1298/2833, Dag No. 751, Khatian No. 793, Municipal Holding No. 64, previously 45/7/1, S.K. Deb Road 5th Bye Lane, under Ward No. 23 now 31 within the limits of South

Dum Dum Municipality, P.S. – Lake Town, Kolkata – 700 048,
 District North 24 Parganas more fully and particularly described in
 the **SCHEDULE** hereunder free from all sorts of encumbrances,
 charges, liens, lispendens, demands, claims, hindrances,
 attachments, debts, dues, acquisitions and requisitions whatsoever
 and all being agreed thereof and for the total consideration memo of
Rs.60,00,000/- (Rupees Sixty Lakhs) only.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in
 consideration of the same of **Rs.60,00,000/- (Rupees Sixty Lakhs)**
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 from the same and every part
 thereof acquit, relinquish, exonerate discharge, demise, devise,
 grant, provide and give the Purchaser herein, its successors,
 successors-in-interest and assigns the said property and doth
 hereby grant, transfer, convey, assign and assure unto and forever 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 in any manner whatever and debts and adverse claims whatsoever and **ALL THAT** the **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 rights 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 the same may be procured 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 intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, lispendens, 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, 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/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 her 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 her 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 her 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 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 Schedule property hereunder written and/or given and is having full right, title and interest to alienate, transfer, demise, device, 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 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 has delivered all the papers and documents relating to the 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 has 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, lispences, 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 SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land measuring about 1 (one) Cottah 15 (fifteen) sq. ft. together with two storied pucca ^{residential} structure measuring about 480 sq. ft. on the ground floor and measuring about 480 sq. ft. on the first floor totaling 960 sq. ft. lying and situated at Mouza - Dakshindari, J.L. no. 25, R.S. No. 6, Touzi No. 1298/2833, Dag No. 751, Khatian No. 793, being Municipal Holding No. 64, previously 45/7/1, S.K. Deb Road 5th Bye Lane, under Ward No. 23 now 31 within the limits of South Dum Dum Municipality, P.S. - Lake Town, Kolkata - 700 048, District North 24 Parganas, together with all the easements thereon areas yards ways, paths, passages, water, water courses, drains, lights, rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the said plot belonging or in anywise appertaining to or with the same or any part thereof butted and bounded in the manner following:

ON THE NORTH	:	Occupied by Indu Bhusan Kundu;
ON THE SOUTH	:	Hut;
ON THE EAST	:	20 ft. wide Road;
ON THE WEST	:	Other Plot;

Subhna Roy Choudhury.

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. *Uttam Kumar Singh*
P-890 Laketown
Block-A,
Kolkata-700089.

2. *Mr. Awaish*
P-890, Laketown
Block-A, Kol- 700089

Subhra Roy Choudhury.

**SIGNATURE OF THE OWNER/
VENDOR**

Silver Villa Constructions Pvt. Ltd.

Sanjay Ransel
Director

SIGNATURE OF THE PURCHASER

Drafted by me:

Uttam Kumar 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.60,00,000/- (Rupees Sixty 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>
02/12/2023	02877	S.B.I. Bank	1,00,000/-
12/03/2024	773080 ONLINE	S.B.I Bank	19,50,000/-
13/03/2024	000501 ONLINE	SBI HDFC Bank	19,50,000/-
13/03/2024	000502 ONLINE	SBI HDFC Bank	19,40,000/-
13/03/2024	ONLINE	TDS@1%	60,000/-

Subhra Roy Choudhury.

Total

Rs.60,00,000/-

(Rupees Sixty Lakhs) only

WITNESSES :

1. *Imen Kumar Pal*

2. *Mr. Awaish*

Subhra Roy Choudhury.

**SIGNATURE OF THE OWNER/
VENDOR**



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



120320242042049222

GRIPS Payment Detail

GRIPS Payment ID:	120320242042049222	Payment Init. Date:	12/03/2024 16:04:39
Total Amount:	300034	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5345244285115	BRN Date:	12/03/2024 16:04:59
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	192023240420492248	Directorate of Registration & Stamp Revenue	300034
Total			300034

IN WORDS: THREE LAKH THIRTY FOUR ONLY.

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





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



192023240420492248

GRN Details

GRN: 192023240420492248 Payment Mode: SBI Epay
GRN Date: 12/03/2024 16:04:39 Bank/Gateway: SBIEpay Payment Gateway
BRN : 5345244285115 BRN Date: 12/03/2024 16:04:59
Gateway Ref ID: 240726289817 Method: HDFC Retail Bank NB
GRIPS Payment ID: 120320242042049222 Payment Init. Date: 12/03/2024 16:04:39
Payment Status: Successful Payment Ref. No: 2000384804/2/2024
[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): 12/03/2024
Period To (dd/mm/yyyy): 12/03/2024
Payment Ref ID: 2000384804/2/2024
Dept Ref ID/DRN: 2000384804/2/2024

2-635/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000384804/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	240020
2	2000384804/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	60014
Total				300034

IN WORDS: THREE LAKH THIRTY FOUR ONLY.



SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjay Kumar

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



Subma Roy Chowdhury

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

PHOTO

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

PHOTO

	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-1504-00635/2024	Date of Registration	13/03/2024
Query No / Year:	1504-2000384804/2024	Office where deed is registered	
Query Date	11/02/2024 8:01:12 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
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. 60,00,000/-	Rs. 60,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,40,030/- (Article:23)	Rs. 60,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

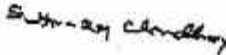
District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb 5th By Lane., Mouza: Dakshindari, , Ward No: 031, Holding No:64 JI No: 25, Pin Code : 700048

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-751	RS-793	Bastu	Bastu	1 Katha 15 Sq Ft	40,00,000/-	40,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					1.6844Dec	40,00,000 /-	40,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	960 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 480 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 480 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		960 sq ft	20,00,000 /-	20,00,000 /-	

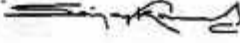
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SUBHRA ROY CHOUDHURY Wife of Mr Prasanta Roy Chowdhury Executed by: Self, Date of Execution: 13/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office	Photo  13/03/2024	Finger Print  Captured LTI 13/03/2024	Signature  13/03/2024
45/7/1, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhum, 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.:: ayxxxxxx5p, Aadhaar No: 22xxxxxxxx8695, Status :Individual, Executed by: Self, Date of Execution: 13/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED P-17, New C.I.T. 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	Name Shri SANJAY KANSAL (Presentant) Son of Late M P KANSAL Date of Execution - 13/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024, Place of Admission of Execution: Office	Photo  Mar 13 2024 12:54PM	Finger Print  Captured LTI 13/03/2024	Signature  13/03/2024
403/1, Dakshindari Road, Alcove Gloria, Tower -2, Flat No. 9H, City:- , P.O:- Sreebhum, 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		 Captured	
	13/03/2024	13/03/2024	13/03/2024
Identifier Of Smt SUBHRA ROY CHOUDHURY, Shri SANJAY KANSAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SUBHRA ROY CHOUDHURY	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.68438 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SUBHRA ROY CHOUDHURY	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-960.00000000 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:64 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:- 751, RS Khatian No:- 793		

Endorsement For Deed Number : I - 150400635 / 2024

On 13-03-2024

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 12:25 hrs. on 13-03-2024, at the Office of the A.D.S.R. BIDHAN NAGAR 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 60,00,000/-

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

Execution is admitted on 13/03/2024 by Smt SUBHRA ROY CHOUDHURY, Wife of Mr Prasanta Roy Chowdhury, 45/7/1, 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 House wife

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 13-03-2024 by Shri SANJAY KANSAL,

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 60,014.00/- (A(1) = Rs 60,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 60,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2024 4:04PM with Govt. Ref. No: 192023240420492248 on 12-03-2024, Amount Rs: 60,014/-, Bank: SBI EPay (SBlePay), Ref. No. 5345244285115 on 12-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

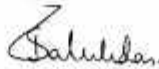
Certified that required Stamp Duty payable for this document is Rs. 2,40,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 2,40,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 119237, Amount: Rs.10.00/-, Date of Purchase: 20/12/2023, Vendor name: Sipra Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2024 4:04PM with Govt. Ref. No: 192023240420492248 on 12-03-2024, Amount Rs: 2,40,020/-,

Bank: SBI EPay (SBlePay), Ref. No. 5345244285115 on 12-03-2024, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2024, Page from 26789 to 26815
being No 150400635 for the year 2024.



Sukanya Talukdar

Digitally signed by SUKANYA TALUKDAR
Date: 2024.03.19 18:19:45 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 19/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.