

11474/2021

I

11186/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 112753
 112753



57AB 408825

certified that the Document is admitted for Registration. The Registration Sheet and endorsement are attached to this document as the part of this Document.

DEED OF CONVEYANCE

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

7 OCT 2021

THIS DEED OF CONVEYANCE is made on this
 7th day of october, Two Thousand Twenty One

BETWEEN

- 85189



Address.....

Rs.....

06 AUG 2021

SIPRA DEY

Licence No.: 18A

Code : 1070

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

06 AUG 2021



mn

Uttam Pr. Singh.
Adv.
Slott Shiv Shankar Singh.
Sealdah court complex
Room 2010, 1st Floor
PO and ps-entally
Kolkata - 700014

ADDL REGISTRAR
OF ASSURANCES, KOLKATA

06 OCT 2021

SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED (PAN - AALCS5185L) a company incorporated under the provision of the Companies Act, 2013 having its office address at P-890, Lake Town, Block- A, 1st Floor, Near Jaya Cinema, Kolkata- 700089 represented by its Director Sanjay Kansal, PAN ACKPA0003H, Aadhar No. 727065005794 son of Late Mahabir Prasad Kansal, by occupation - Business, by faith - Hindu, by Nationality - Indian residing at Alcove, Gloria, Tower-02, Floor-09, Flat No.-9H, 403/1, Dakshindari Road, P.O. Sreebhumi & P.S. Laketown, North 24 Parganas, Kolkata - 700048, hereinafter called and referred to as the '**OWNER/VENDOR**' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his representative heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

SRI VIKASH MOTH (PAN : AEMPM0145A) & Aadhar No. 2154 4904 4794 son of Ashok Kumar Agarwal, , by faith - Hindu, by Occupation - Business, By Nationality - Indian, residing at 737, Laketown, Block - A, 2nd Floor, Post Office & Police Station -Laketown, Kolkata - 700089, District North 24 Parganas, hereinafter called and referred to as the **PURCHASER**, (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his representative heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS by virtue of a Bengali Deed of Kobala dated 30th day of April, 1947, corresponding to 16th Baishak, 1354 B.S., duly registered in the office of the Sub-Registrar Cossipore Dum Dum in Book No. I, Volume No. 27, Pages 94 to 101, Being No. 1443 for the year 1947, one Sri Joy Narayan Chandra, Sri Chuni Lal Chandra, Sri Ananta Lal Chandra and Sri Jugal Kishore Chandra for self and being the Executors of the Estate of Late Soobal Chand Chandra and Late Shyam Sundar Chandra, son of Late Ashutosh Chandra indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the plot of sali and doba land containing by estimation a total area of 01.56 Acres be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza Krishnapur, J. L. No. 17, R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag Nos. 220 (sali land measuring an area of 01.41 Acres) & 221, (doba measuring an area of 15 Decimals) appertaining to C. S. Khatian No. 738 under the Police Station of Rajarhat the District of 24 Parganas, North, particularly mentioned and described in the Schedule thereunder written unto and in favour of Sri Manick Lal Ghosh, son of Late Rajani Kanta Ghosh free from all encumbrances whatsoever.

AND WHEREAS thereafter by virtue of a Bengali Deed of Kobala dated 6th day of June 1947, corresponding to 22nd day of Jaistha, 1354 B.S. duly registered in the office of the Sub-Registrar at Cossipore Dum Dum in Book No. I, Volume No. 24, Pages 198 to 204, Being No. 01444 for the year

1947, the said Sri Manick Lal Ghosh indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned, **ALL THAT** piece or parcel of the plot of sali and doba land containing by estimation a total area of 01.34 Acres be the same a little more or less out of the said land measuring an area of 01.56 Acre including all easement rights and appurtenances thereto lying and situated at Mouza - Krishnapur, J. L. No. 17, R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag Nos. 220 (sali land measuring an area of 01.19 Acres out of 01.41 Acres) & 221 (doba measuring an area of 15 Decimals) appertaining to C. S. Khatian No. 738 under the Police Station of Rajarhat in the District of 24 Parganas particularly mentioned and described in the Schedule Kha thereunder written unto and in favour of Sri Biswanath Laha and Sri Pashupati Laha alias Pashupati Nath Laha free from all encumbrances whatsoever.

AND WHEREAS by virtue of the said purchase the said Sri Biswanath Laha and Sri Pashupati Laha alias Pashupati Nath Laha became the absolute owners of **ALL THAT** piece or parcel of the said plot of sali and doba land containing by estimation an area of 01.34 Acres be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Krishnapur, J. L. No. 17, R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag Nos. 220 (sali land measuring an area of 01.19 Acres) & 221 (doba measuring an area of 15 Decimals) appertaining to C. S. Khatian No. 738 under the Police Station of Rajarhat in the District of 24 Parganas free from all encumbrances whatsoever and

thereafter during the period of Revisional Settlement the said Sri Biswanath Laha and Sri Pashupati Laha alias Pashupati Nath Laha duly recorded their names in respect thereof the said land in the record of rights in R. S. Dag Nos. 173 & 173/196 appertaining to R. S. Khatian Nos. 636 & 638 and in R. S. Dag Nos. 190, appertaining to R. S. Khatian Nos. 637 & 639 and also mutated their names in the records of the South Dum Dum Municipality and accordingly upon mutation the said Municipal Authority assessed the said plot of land as Municipal Holding No. 394, Calcutta Jessore Road thereafter re-assessed as Municipal Holding No. 509, Calcutta Jessore Road also known as Premises Nos. 509/3, 509/1 & 509/2, Calcutta Jessore Road, Kolkata - 700055, upon payment of relevant khajanas and taxes thereof to the said concerned authorities.

AND WHEREAS thereafter by virtue of a Deed of Partition dated 31st day of August, 1977 duly registered in the office of the Registrar of Assurance at the then Calcutta in Book No. I, Volume No. 176, Pages 104 to 118, Being No. 4053 for the year 1977, the said Sri Biswanath Laha and Sri Pashupati Laha alias Pashupati Nath Laha divided, demarcated and separated the said entire plot of land into two Lots being Lot No. A and Lot No. B by metes and bounds for better enjoyment and effective control and dealings of their respective share and in terms of the said Deed of Partition the said Sri Pashupati Laha alias Pashupati Nath Laha was allotted ALL THAT piece or parcel of a plot of land containing by estimation an area of 02 (two) Bighas 03 (three) Cottahs 10 (ten) Chittacks 08 (eight) Sq.ft., be the same a little more or less being the Lot

No. B particularly mentioned and described in the Schedule - B (Part) thereunder, written and more clearly delineated with Yellow border line in the Map or Plan annexed thereto subject to use the common passage in the terms and conditions as contained therein the said Deed of Partition.

AND WHEREAS thereafter by virtue of two separate Deeds of Conveyance, the said Sri Pashupati Laha alias Pashupati Nath Laha sold, transferred, conveyed, assigned and assured **ALL THAT** piece or parcel of two plots of land containing by estimation a total area of 17 (seventeen) Cottahs and 43.50 Sq.ft. be the same a little more or less out of the said land measuring an area of 02 (two) Bighas 03 (three) Cottahs 10 (ten) Chittacks 08 (eight) Sq.ft. unto and in favour of therein named Purchaser(s) absolutely and forever.

AND WHEREAS subsequently the said Sri Pashupati Laha alias Pashupati Nath Laha mutated his name in respect thereof in the record of rights of the concerned B.L. & L.R. Office under L. R. Khatian No. 313 comprised in L. R. Dag Nos. 173, 190, 173/196. 173/199 and also mutated his name in the records to the South Dum Dum Municipality and accordingly upon mutation, the said Municipal Authority assessed the said plot of land as Municipal Holding No. Calcutta Jessore Road, Kolkata - 700055, under the Police Station of Dum Dum in the District of North 24 Parganas upon payment of relevant khajna and taxes thereof to the said concerned authorities.

AND WHEREAS the said Sri Pashupati Laha alias Pashupati Nath Laha after becoming the absolute owner of **ALL THAT** piece or parcel of a plot of danga land containing by estimation a total area of 43.85 Decimals equivalent to 01 (one) Bigha, 06 (six) Cottahs, 08 (eight) Chittacks and 21 (twenty one) Sq.ft. be the same a little more or less togetherwith structure thereon including all casement rights and appurtenances thereto lying situated at and being Municipal holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055 at Mouza -Shyamnagar (formerly Krishnapur), J. L. No. 32/20 (formerly 17), R. S. No. 180, Touzi No 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian no. 738 corresponding to L. R. Dag No. 173 (part) appertaining to Khatian No. 638, corresponding L. R. Dag Nos. 173, 190 & 173/196, appertaining to L. R. Khatian no. 313, under the Police Station of Dum Dum, within the limits of South Dum Dum Municipality, in Ward No. 21 in the District of North 24 Parganas free from all encumbrances whatsoever given a portion of the said land in terms of tenancy, in favour of one **Sri Tarun Kumar Paul since 2002 for residential purpose, in the said Schedule mentioned premises within a tin-shedded residential** structure measuring more or less 150 sq.ft. and continuing his tenancy more than 15 years.

AND WHEREAS upon issuance of New Khatian the land of Sri Pashupati Laha alias Pashupati Nath Laha was recorded to the extent of 40.86 Decimals under Khatian no 313 in Dag nos 173, 190, 173/196 under the

Police Station of Dum Dum, within the limits of South Dum Dum Municipality, in Ward No. 21 in the District of North 24 Parganas.

AND WHEREAS while in absolute possession and occupation and enjoyment upon the said land alongwith the structure thereon, the said Pashupati Laha alias Pashupati Nath Laha died intestate on 27.03.2008 leaving behind him, his widow, **SMT. MIRA RANI LAHA**, now deceased, his only son, **SRI PARTHA LAHA**, and only daughter **SMT. KABERI BANIK CHOWDHURY** as his only legal heirs. However, the said Smt. Mira Rani Laha died intestate on 26.02.2018, leaving behind her, only son, **SRI. PARTHA LAHA**, and only daughter **SMT. KABERI BANIK CHOWDHURY** as her only living legal heirs of the said deceased **Pashupati Nath Laha**.

AND WHEREAS by virtue of the said inheritance, the said **SRI PARTHA LAHA**, and **SMT. KABERI BANIK CHOWDHURY** become 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 or parcel of the said plot of danga land containing by estimation an area of 40.86 Decimals. be the same a little more or less togetherwith structure thereon including all easement rights and appurtenances thereto lying and situated at and being Municipal Holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055 at Mouza Shyamnagar (formerly Krishnapur), J. L. No. 32/20 (formerly 17, R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian No. 738 corresponding to

R. S. Dag No. 173 (part) appertaining to R.S. Khatian No. 638 corresponding to L. R. Dag Nos. 173, 190 & 173/196, appertaining to L. R. Khatian No. 313 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 21 in the District of North 24 Parganas free from all encumbrances whatsoever

AND WHEREAS the said **SRI PARTHA LAHA**, and **SMT. KABERI BANIK CHOWDHURY**, jointly appointed an Attorney in their favour, who shall act according in their absence and appointed **SRI MAHENDRA AGARWAL**, (**PAN - AFWPA1843G**), son of Late Hari Prasad Agarwal, by faith - Hindu, by occupation - Business, By Nationality - Indian, residing at 180/1, Bangur Avenue, Block - B, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, West Bengal, by means of a registered General Power of Attorney, recorded in Book no. IV, Vol. no. 1506-2019, pages from 19898 to 19924, being Deed no. 150600725 of the year 2019, duly registered at the office of the Additional District Sub - Registrar, Cossipore - Dum Dum, North 24 Parganas.

AND WHEREAS the said **SRI PARTHA LAHA** and **SMT. KABERI BANIK CHOWDHURY** had sold, transferred, conveyed, assigned and assured through their constituted attorney namely **SRI MAHENDRA AGARWAL**, **ALL THAT** piece or parcel of the said plot of danga land measuring about an area **2 cottahs 8 Chittacks 00** sq.ft out of 40.86 Decimals be the same a little more or less together with tin-shed structure measuring about 150

sq.ft thereon including all easement rights and appurtenances thereto lying and situated at and being Municipal Holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055 at Mouza Shyamnagar (formerly Krishnapur), J. L. No. 32/20 (formerly 17, R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian No. 738 corresponding to R. S. Dag No. 173 (part) appertaining to R.S. Khatian No. 638 corresponding to L. R. Dag Nos. 173, 190 & 173/196, appertaining to L. R. Khatian No. 313 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 21 in the District of North 24 Parganas, the same unto and in favour of **SILVER VILLA CONSTRUCTIONS PVT LTD** by a Deed of Conveyance dated 20/09/2021 duly registered in the office A.R.A IV Kolkata and recorded in Book No. 1 Volume No. 1904-2021. Pages from 453391 to 453434 being No. 190409889 for the year 2021 against the valuable consideration thereof free from all sorts of encumbrances.

AND WHEREAS the said **SILVER VILLA CONSTRUCTIONS PVT LTD**, the **OWNER/VENDOR** herein 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 the said plot of danga land measuring about an area **02 Cottahs 8 Chittacks 00 sqft** out of 40.86 Decimals be the same a little more or less together with tin-shed structure measuring about 150 sq.ft thereon including all easement rights and appurtenances

thereto lying and situated at and being Municipal Holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055 at Mouza Shyamnagar (formerly Krishnapur), J. L. No. 32/20 (formerly 17, R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian No. 738 corresponding to R. S. Dag No. 173 (part) appertaining to R.S. Khatian No. 638 corresponding to L. R. Dag Nos. 173, 190 & 173/196, appertaining to L. R. Khatian No. 313 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 21 in the District of North 24 Parganas, and enjoying the right title and interest thereof free from all sort of encumbrances, morefully and particularly described in **SCHEDULE** hereunder written

AND WHEREAS due to acute financial stringency and for their personal necessities, the said Owner/Vendor herein decided to sale a plot of their land property of **ALL THAT** piece and parcel of Bastu Land measuring **02** Cottahs, **8** Chittaks and **00** sq.ft. be the same a little more or less, along with a tin shedded structure standing thereon, having covered area of area 150 sq.ft. more or less out of **ALL THAT** piece or parcel of the said plot of danga land containing by estimation an area of 40.86 Decimals. be the same a little more or less together with structure thereon including all easement rights and appurtenances thereto lying and situated at and being Municipal Holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055 at Mouza Shyamnagar (formerly Krishnapur), J. L. No. 32/20 (formerly 17, R. S. No.

180, Touzi No. 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian No. 738 corresponding to R. S. Dag No. 173 (part) appertaining to R.S. Khatian No. 638 corresponding to L. R. Dag Nos. 173, 190 & 173/196, appertaining to L. R. Khatian No. 313 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 21 in the District of North 24 Parganas together with all rights of easements and appurtenances civil amenities and facilities in the said premises, which is more fully and particularly described and mentioned in the **SCHEDULE** hereunder written, at or for total consideration of **Rs. 95,00,000/- (Rupees Ninety Five Lakhs only)**.

AND WHEREAS now the **VENDOR/OWNER** has called upon **THE PURCHASER** for registration of this deed of conveyance for selling out of the land more fully described in the Schedule herein after.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the Agreement and in consideration of the said sum of **Rs. 95,00,000/- (Rupees Ninety Five Lakhs only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor as per Memo below on or before the execution of these presents (the receipt whereof the Vendor/doth hereby admit and acknowledge and on and from the same and every part thereof acquit, release and forever discharge the said Purchaser his share) the Vendor doth hereby grant transfer and convey assign and assure their share unto the Purchasers **ALL THAT** the

piece and parcel of property more fully and particularly described in the Schedule hereunder written free from all encumbrances, attachments, liens, impendences etc. **OR HOWSOEVER OTHERWISE** the said property or any part thereof now are or is/were or was situated butted and bounded called known numbered described and distinguished **TOGETHER WITH** common passage easement, appendages, appurtenance thereto and the reversion or reversions, remainder or remainders and the rents easements and profits thereof **AND** all the estate, right, title, interest, claim or demand whatsoever of the Vendor into or upon the said land or any part thereto **TO HAVE AND TO HOLD** the said land hereby granted or expressed so to be **UNTO AND TO THE USE OF** the Purchaser absolutely and forever free from encumbrances whatsoever.

AND the Vendor doth hereby covenant with the purchaser that **NOTWITHSTANDING** any act or thing by the Vendor made done, committed or knowingly permitted or suffered to the contrary the Vendor now has good right, full power, lawful and absolute authority to grant, convey, transfer, assure and assign their share in the said property hereby granted so to be **UNTO AND TO THE USE OF** the purchaser in the manner aforesaid.

AND that the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land and receive the rents issues

and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or in trust for the Vendor.

AND WHEREAS undivided share of the Vendor in the said property or any and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Development or under the provisions of the public demands Recovery Act and also no steps taken for execution in this respect till date. It is hereby declared that the Vendors are the sole and absolute owners of the said property and no one else has any right, title or interest whatsoever or howsoever in the same.

AND the Vendor have this day delivered Khas possession of their share in the said property unto the purchaser by demarcating its boundaries **AND** the Vendor hereby indemnifies the Purchaser in respect of their absolute ownership in respect the property in question more fully described in the Schedule hereunder prior to the execution of this Deed.

The Vendor/Owner has made the representation to the Purchaser that the property mentioned in the Schedule are free from all encumbrances and the Vendor/Owner has not made any other transfer to any other party for the property mentioned in the Schedule.

The Vendor/Owner has also made the representation to the Purchasers that the property mentioned in the Schedule has not been mortgaged or has been kept under any other liability that is creating any embargo for making this present agreement nor any litigation is pending in respect of the schedule property.

The Vendor/Owner undertakes to the Purchaser that they have not concealed any fact regarding the property or its title mentioned in the Schedule. If any dispute regarding property mentioned in the Schedule is found, the Vendor/Owner undertakes that they would clear such dispute by their own effort and if the said dispute is found irresolvable, then the entire amount paid by the Purchaser including the consideration money and the registration charge will be refunded by the Vendor/Owner to the Purchaser.

The Vendor/Owner has also made the representation to the Purchaser that he will clear all the dues in tax, till the date of registration and at the time of the registration the Vendor/Owner will hand over the vacant possession of the property unto the Purchaser and the Vendor/Owner will also hand over the original Title deed and original link deeds and other original documents related to the same property at the time of the registration.

The Vendor (which shall include his/her successor or assignor) hereby undertakes to rectify the present deed, if any error is found in this present deed at the cost to be borne by the purchaser.

The PURCHASER shall have the absolute right to mutate their names in the record of concern B.L. and L.R.O. office and Municipality.

The PURCHASER will have the absolute right to transfer for Development upon the said Schedule mentioned property, or transfer by way of sale, mortgage, lease and/or gift of "Schedule" property along with the rights of other schedule to any person/persons and also charge the same in whatsoever manner and the Vendors/Owners shall have no right to obstruct for the same.

THE SCHEDULE ABOVE REFERRED TO

(Property hereby sold)

ALL THAT piece and parcel of Bastu Land measuring **02** Cottahs, **08** Chittaks and **00** sq.ft (forming part of Mouza Shyamnagar (formerly Krishnapur), J. L. No. 32/20 (formerly 17) , R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian No. 738 corresponding to R. S. Dag No. 173 (part) appertaining to R.S. Khatian No. 638 corresponding to R. S. & L. R. Dag No. 173/196) out of 24 Cottahs 11 Chittaks and 23 sq.ft. be the same a little more or less, along with a 44 years tenanted tin shedded structure standing thereon

with cemented flooring, having an area measuring 150sq.ft. more or less being **LOT G** as shown in the plan attached hereto, lying and situated at and being Municipal Holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055 at Mouza Shyamnagar (formerly Krishnapur), J. L. No. 32/20 (formerly 17, R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian No. 738 corresponding to R. S. Dag No. 173 (part) appertaining to R.S. Khatian No. 638 corresponding to R. S. & L. R. Dag No. 173,173/196 and 190 together with all rights of easements and appurtenances civil amenities and facilities in the said premises, which is further butted and bounded by:

ON THE NORTH	: Property forming part of R.S. & L.R. Plot No. 173/196
ON THE SOUTH	: Property forming part of R.S. & L.R. Plot No. 173 Being LOT A,B and C,
ON THE EAST	: 118' wide Jessore Road;
ON THE WEST	: Property Forming Part of R.S. & L.R. Plot no. 184;

and the same is delineated with a map or plan as annexed herewith.

IN WITNESS WHEREOF the parties hereunto put their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In the Presence of:

WITNESSES:

1. Md. Awwaish
P-890. Kallatown
Bl-A. Kot 700089

Silver Villa Constructions Pvt. Ltd.


Director

SIGNATURE OF THE OWNER/VENDOR

(SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED)

Represented by its Director Sanjay Kansal

2. Lelan Peey.
P.890 LELLE TOWN
Block-A KOL-89

Drafted by:

Uttam Pr. Singh.
Advocate
Sardar court complex
Room 12010, 1st Floor
Kolkata-700014
E.No - F/26/199/07

MEMO OF CONSIDERATION

RECEIVED Rs. 9500000.00/- (Rupees Ninety Five Lakhs) only from the within named purchasers in the manner:

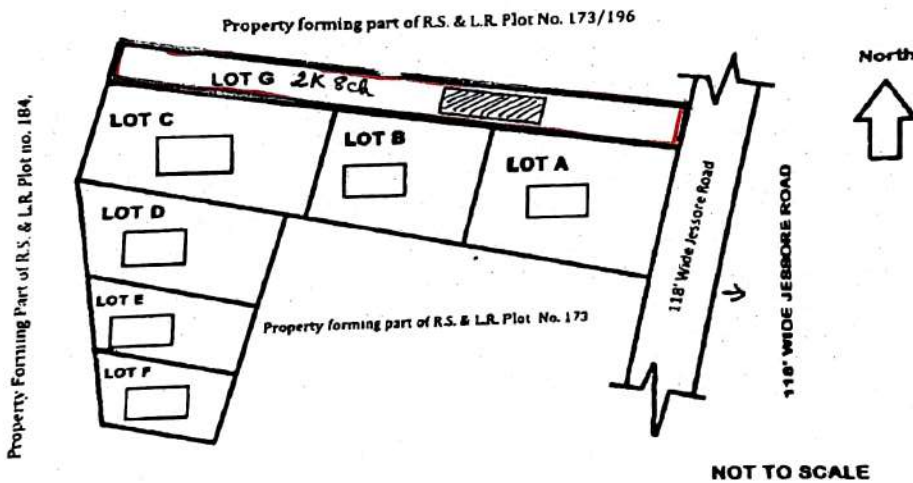
Date	Bank	Cheque No	Amount
05.10.2021	Kotak Mahindra, Hemanta Basu Sarani	000043	4800000.00
05.10.2021	Kotak Mahindra, Hemanta Basu Sarani	000042	4700000.00
		TOTAL	9500000.00

Silver Villa Constructions Pvt. Ltd.

Director

**SIGNATURE OF THE VENDOR
(SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED)
Represented by its Director Sanjay Kansal**

ALL THAT piece and parcel of Danga Land proposed Bastu measuring 02 Cottahs, 08 Chittaks and 00 sq.ft forming part of Mouza Shyamnagar (formerly Krishnapur), J. L. No. 32/20 (formerly 17), R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian No. 738 corresponding to R. S. Dag No. 173/196 part appertaining to R.S. Khatian No. 638 corresponding to R. S. & L. R. Dag No. 173/196 corresponding to LR Khatian No. 313 be the same a little more or less, along with a 44 years tenanted tin shedded structure standing thereon with cemented flooring, having an area measuring 250 sq.ft. more or less being **LOT G** as shown in the plan attached hereto, lying and situated at and being Municipal Holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055. under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 21.
L.R KHATIAN - 313



Silver Villa Constructions Pvt. Ltd.

Sanjay Kumar

Director

SIGNATURE OF THE VENDOR

SPECIMEN FORM FOR TEN FINGERPRINTS



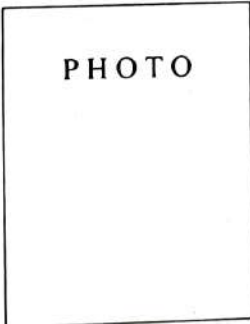
Ranjay kumar

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



Vikas mr

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



भारत सरकार
GOVERNMENT OF INDIA



Sanjay Kansal
DOB: 15/08/1976
Male / MALE



7270 6500 5794

आधार - सार्वजनिक मानुषेण अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Late Mahabir Prasad Kansal, Alcove
Gloria, Tower- 02, Floor- 09, Flat No- 9 H,
403 - 1 Dakshindari Road, Sreebhumi,
Sreebhumi, North 24 Parganas,
West Bengal - 730048



www

PO Box No 1447
Bangalore-560021

Sanjay Kansal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIKASH MOTH

ASHOK KUMAR AGARWAL



22/02/1980

Permanent Account Number

AENPM0145A

[Signature]



25012011

Vikas ml



ভারত সরকার
Government of India

বিকাশ মোহ
Vikash Moth



স্বাক্ষরিত / DOB: 22/02/1980

পুংস / Male

2154 4904 4794



আমার আধার, আমার পরিচয়

Viralmb



ভারতীয় পরিচয় পরিষদ
Unique Identification Authority of India

ঠিকানা: ১৯/৩: জায়াড় ব্লক অফিস, গুয়া
১৯-৩ ২৯ নং ৭৩৭ লেক টাউন, দক্ষিণ
দুর্গাম (১ম), লেক টাউন, উত্তর ১৪
পার্গানা, বর্ধা ১৯ পার্গানা, গুজরাট, বর্ধা,
৭০০০৪৯

Address: S/O: Ashok Kumar
Aggarwal, BLOCK-A-2ND
FLOOR 737 LAKE TOWN, South
Durgam (1st), Lake Town, North
24 Parganas, North 24
Parganas, West Bengal, 700089

2154 4904 4794



1947

help@uidai.gov.in



www.uidai.gov.in





Uttam Kumar Singh
 DOB: 07/02/1979
 Male / MALE



5088 4278 4073

Aadhaar - Aam Admi ka Adhikar



भारत सरकार के प्रधान प्रबंधिकरण
 DEPARTMENT OF INDIA

Address

S/O: Shiv Shankar Singh, AF-
 154, KRISHNALOK APARTMENT, 3RD
 FLOOR, RABINDRAPALLY, KRISHNAPUR,
 Rajarhat Gopalpur (M), North 24 Parganas,
 West Bengal - 700101



10270 500 1947

help@nidm.gov.in

www.nidm.gov.in

P.O. Box No. 1947,
 Durgam-Chowk-550 001

Uttam Kumar Singh

No.....

Dated.. 02/12/2002

Received from.. Sri Tarun Kumar Paul

the sum of Rupees two hundred only

being the amount due for the rent of Shed No 3

rooms of floor of the premises No 509/1

Jessore Road, Kot - 55

..... for the month of NOVEMBER 2002

Electric charge

Total Rs. 200/-

Purshup Nath

Signature

No.

Date 01.09.2021

Received from Sri. Tarun Kumar Paul

The sum of ₹ Three hundred Only

Being the Amount Due for the Rent of Shed No. 9

Premises No. 909/1 Jessore Road, Kat-55

For the Month of August, 21 Electric

Charge

Flat or Room No.

RS. 300/-

P
Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AALCS5185L

नाम / Name

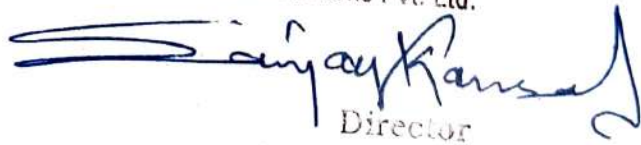
SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation

08/01/2008

2017

Silver Villa Constructions Pvt. Ltd.


Director

आयकर विभाग
INCOME TAX DEPARTMENT
SANJAY KANSAL



भारत सरकार
GOVT. OF INDIA

MAHABIR PRASAD KANSAL

15/08/1976

Permanent Account Number

ACKPA0003H

Sanjay Kansal

Signature



01032013

Sanjay Kansal

Major Information of the Deed

Deed No :	I-1904-11186/2021	Date of Registration	07/10/2021
Query No / Year	1904-2002049425/2021	Office where deed is registered	
Query Date	06/10/2021 4:35:26 PM	1904-2002049425/2021	
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. 95,00,000/-	Rs. 1,12,75,303/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,63,795/- (Article:23)	Rs. 1,12,851/- (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:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 509/1, , Holding No:1 JI No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-173/196 (RS :-)	LR-638	Bastu	Bastu	2 Katha 8 Chatak	94,80,000/-	1,12,50,000/-	Width of Approach Road: 118 Ft., Adjacent to Metal Road,
Grand Total :					4.125Dec	94,80,000 /-	112,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	20,000/-	25,303/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 44 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		150 sq ft	20,000 /-	25,303 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED P-890, Lake Town, Block- A, 1st Floor, Near Jaya Cinema, City:- , P.O:- Shreebhumi, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



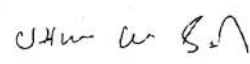
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr VIKASH MOTH Son of Mr Ashok Kumar Agarwal 737, Laketown, Block – A, 2nd Floor, City:- , P.O:- Lake Town, 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.:: AExxxxxx5A, Aadhaar No: 21xxxxxxxx4794, Status :Individual, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJAY KANSAL (Presentant) Son of Late M P KANSAL Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 07/10/2021, Place of Admission of Execution: Office			
		Oct 7 2021 4:35PM	LTI 07/10/2021	07/10/2021
	Floor- 09, Flat No.-9H, 403/1, Dakshindari Road, 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:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700014			
	07/10/2021	07/10/2021	07/10/2021
Identifier Of Mr SANJAY KANSAL, Mr VIKASH MOTH			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED	Mr VIKASH MOTH-4.125 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED	Mr VIKASH MOTH-150.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 509/1, , Holding No:1 JI No: 32, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 173/196, LR Khatian No:- 638		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190411186 / 2021

On 07-10-2021

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 15:03 hrs on 07-10-2021, at the Office of the A.R.A. - IV KOLKATA by Mr SANJAY KANSAL ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,12,75,303/-

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

Execution is admitted on 07-10-2021 by Mr SANJAY KANSAL, director, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED (Private Limited Company), P-890, Lake Town, Block-A, 1st Floor, Near Jaya Cinema, City:- , P.O:- Shreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,12,851/- (A(1) = Rs 1,12,753/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 1,12,767/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/10/2021 7:07PM with Govt. Ref. No: 192021220093980341 on 06-10-2021, Amount Rs: 95,892/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1583466612 on 06-10-2021, Head of Account 0030-03-104-001-16
Online on 07/10/2021 2:43PM with Govt. Ref. No: 192021220094665551 on 07-10-2021, Amount Rs: 16,875/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1584373668 on 07-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,63,785/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 5,63,785/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 85189, Amount: Rs.10/-, Date of Purchase: 06/08/2021, Vendor name: S Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/10/2021 7:07PM with Govt. Ref. No: 192021220093980341 on 06-10-2021, Amount Rs: 3,83,532/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1583466612 on 06-10-2021, Head of Account 0030-02-103-003-02
Online on 07/10/2021 2:43PM with Govt. Ref. No: 192021220094665551 on 07-10-2021, Amount Rs: 1,80,253/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1584373668 on 07-10-2021, Head of Account 0030-02-103-003-02

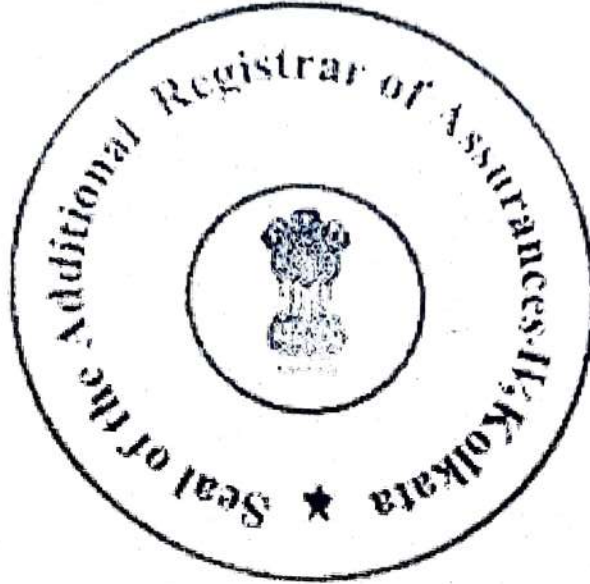
Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 485684 to 485723

being No 190411186 for the year 2021.



mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.10.07 18:12:12 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/10/07 06:12:12 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)