

10090/2021

9886/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

48AB 215383



2019

2/1180353/2021

N= 5959366/

Additional Registrar of Assurances-IV, Kolkata

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

Additional Registrar of Assurances-IV, Kolkata

20 SEP 2021

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE is made on this the 20<sup>th</sup> day of September, 2021**

**BETWEEN**

67019

ADV. PRANAYAN CHANDRA

(SIDMANNAGAR COURT)

NAME \_\_\_\_\_  
#CO. \_\_\_\_\_  
RS. \_\_\_\_\_  
- 4 DEC 2020  
SURANJAN MUKHERJEE  
Licence Stamp Vendor  
C. C. Court  
2 & 3, K. S. Road, [unclear]

- 4 DEC 2020

- 4 DEC 2020



*mn*

20 SEP 2020

(i) **SRI. PARTHA LAHA**(PAN -AAXPL0286G), son of Late Pashupati Laha, alias Late Pashupati Nath Laha, by faith - Hindu, by Occupation - Business, By Nationality - Indian, residing at Genexx Valley, Flat no. - 8E, Tower 21, Diamond Harbour Road, Post Office -Joka, Police Station - Haridevpur, Kolkata - 700104, South 24 Parganas, and (ii) **SMT. KABERI BANIK CHOWDHURY**(PAN -BBHPC9278F), wife of Sri Anup Banik Chowdhury, daughter of Late Pashupati Laha, alias Late Pashupati Nath Laha, by faith - Hindu, by occupation - Housewife, By Nationality - Indian, residing at A-72, First Floor, Block - A, Lajpat Nagar - I, Post Office & Police Station - Lajpat Nagar, New Delhi - 110024, hereinafter jointly called in and referred to as the '**OWNERS/VENDORS**' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART.** represented by their constituted attorney, **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 for the year 2019, duly registered at the office of the Additional District Sub - Registrar, Cossipore - Dum Dum, North 24 Parganas.

**AND**

**SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED** (PAN - AALCS5185L) a company incorporated under the provision of the Companies Act, 2013 having its registered address at P-890, Lake Town, Block- A, 1<sup>st</sup> Floor, Near Jaya Cinema, Kolkata- 700089 represented by its Director Sanjay Kansal (**PAN ACKPA0003H**) 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, Sreebhumi, North 24 Parganas, Kolkata - 700048, 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 30<sup>th</sup> 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 Executorsof 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 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 01.41 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 6<sup>th</sup> day of June 1947, corresponding to 22<sup>nd</sup> 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 31<sup>st</sup> 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 Indal Roy since 2004 for residential purpose , in the said Schedule mentioned premises within a tin-shedded residential** structure measuring more or less 200 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, her only son,

**SRI. PARTHA LAHA**, and only daughter **SMT. KABERI BANIK CHOWDHURY** as her only living legal heirs, the parties of the **ONE PART** herein above mentioned.

**AND WHEREAS** by virtue of the said inheritance, the Vendors herein 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 Vendors herein, jointly appointed an Attorney in their favour, who shall act according in the absence of the said Vendors 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** due to acute financial stringency and for their personal necessities, the said Owners/Vendors herein decided to sale a plot of their landed property of **ALL THAT** piece and parcel of Bastu Land measuring **01** Cottahs, **8** Chittaks and **37** 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. 55,00,000/- (Rupees fifty five lakhs only)**.

**AND WHEREAS** now the **VENDORS / OWNERS** 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.55,00,000/- (Rupees fifty five lakhs only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors 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 beand **UNTO AND TO THE USE OF** the Purchaser absolutely and forever freefrom 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 Vendors now has good right, full power, lawful and absolute authority to grant, convey, transfer, assure and assigntheir 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 timeshereafter peaceably and quietly hold possess and enjoy the said land and receive the rents issues and profits thereof withoutany 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 orany 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 Vendors have this day delivered Khas possession of their share in the said property unto the purchaser by demarcating its boundaries **AND** the Vendors 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 Vendors/Owners has made the representation to the Purchaser that the property mentioned in the SCHEDULE are free from all encumbrances and the Vendors/Owners has not made any other transfer to any other party for the property mentioned in the SCHEDULE.

The Vendors/Owners 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 Vendors/Owners undertake 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 Vendors/Owners 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 Vendors/Owners to the Purchaser.

The Vendors/Owners 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 Vendors/Owners will hand over the vacant possession of the property unto the Purchaser and the Vendors/Owners 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 Vendors (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 PURCHASERS shall have the absolute right to mutate their names in the record of concern B.L. and L.R.O. office and Municipality.

The PURCHASERS 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 01 Cottahs, 08 Chittaks and 37 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) 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 residential structure standing thereon with cemented flooring, having an area measuring 150 sq.ft. more or less being **LOT F** 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. 173/196, 173 and 190 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, 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 <b>Being LOT E</b>
ON THE SOUTH	: Property forming part of R.S. & L.R. Plot No. 173
ON THE EAST	: Property forming part of R.S. & L.R. Plot No. 173
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.

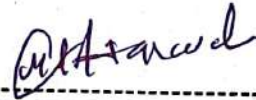
IN WITNESS WHEREOF the parties hereunto put their respective hands on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

**In the Presence of:**

**WITNESSES:**

1. *Umanath Kumar Bhadani*  
266 Dakshinam Road  
Kolkata-700048

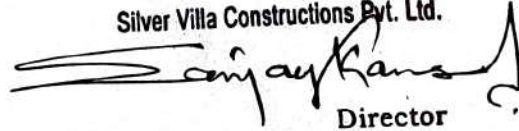


**SIGNATURE OF THE VENDORS**

**(By means of their Constituted Attorney)**

2. *ANANYA BISWAS*  
*Ananya Biswas*  
239 Lake Town,  
Block-B,  
Kolkata-700089.

Silver Villa Constructions Pvt. Ltd.



Director

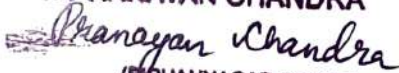
**SIGNATURE OF THE PURCHASER**

**(SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED)**

**Represented by its Director Sanjay Kansal**

**Drafted by:**

**ADV. PRANAYAN CHANDRA**



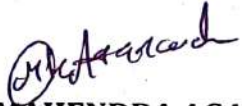
(BIDHANNAGAR COURT)

ENROLMENT NO.- F/977/669/2019

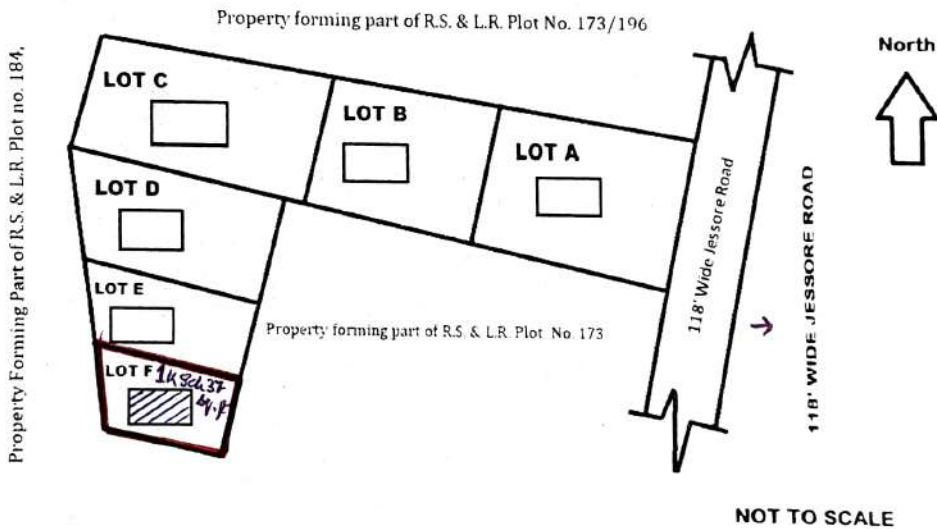
**MEMO OF CONSIDERATION**

**RECEIVED Rs. 5500000.00/- (Rupees fifty five lakhs) only from the within named purchasers in the manner:**

Date	Bank	Cheque No	Amount
07.09.2021	SBI LAKETOWN	731255	3000000.00
07.09.2021	SBI LAKETOWN	731254	2000000.00
14.09.2021	SBI LAKETOWN	731269	445000.00
20-09-2021	Punjab & Sind Lake Town	000439	55000.00
		Total	5500000.00

  
**SRI. MAHENDRA AGARWAL**  
**As the Constituted Attorney of**  
**SRI. PARTHA LAHA and SMT.**  
**KABERI BANIK CHOWDHURY**

**ALL THAT** piece and parcel of Bastu Land measuring **01 Cottahs, 08 Chittaks and 37 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, along with a 44 years tenanted tin shedded residential structure standing thereon with cemented flooring, having an area measuring 150 sq.ft. more or less being **LOT F** 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. *LR Khatian - 313.*



*[Handwritten Signature]*  
**SIGNATURE OF THE VENDORS**  
**(By means of their Constituted Attorney)**

# SPECIMEN FORM FOR TEN FINGERPRINTS



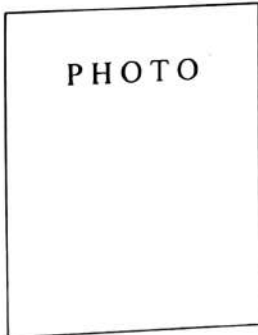
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

*Prakash Kumar*

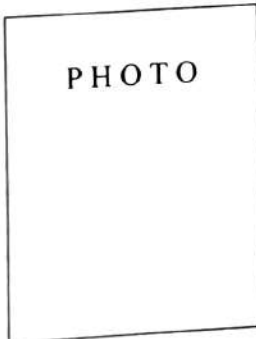


		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

*Sanjay Kumar*





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

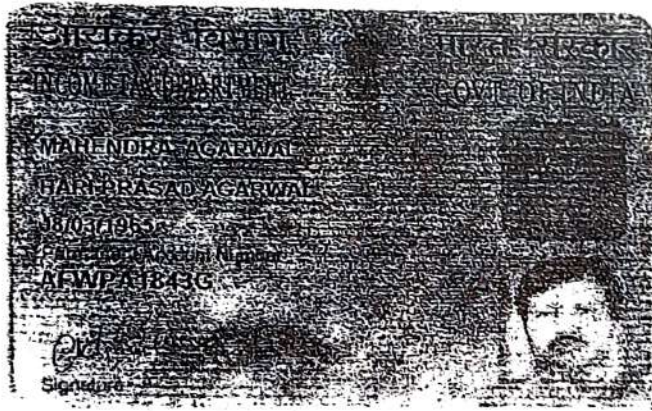


		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

INCOME TAX DEPARTMENT  
GOVT. OF INDIA  
KABERI BANIK CHOWDHURY  
PASUPATI NATH LAHA  
19102/1965  
Permanent Account Number  
BEHPC9278F  
K. Banik Chowdhury  
Signature



*Kaberi Banik Chowdhury*  
*Kaberi Banik Chowdhury*



*Marendra Agarwal*



ভারত সরকার  
Government of India



মহেন্দ্র আগরওয়াল  
Mahendra Agarwal  
পিতা : হরি প্রসাদ আগরওয়াল  
Father : HARI PRASAD AGARWAL  
জন্ম তারিখ / DOB : 08/03/1905  
পুরুষ / Male



7296 2960 0305

আধার - সাধারণ মানুষের অধিকার



ভারতের বিশেষ অস্বাভাবিক প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
180/1 ব্লক-বি, বাঙ্গুর এভিনিউ,  
সউথ দুমদুম (এম),  
বাঙ্গুরএভিনিউ, উত্তর ২৪ পরগনা,  
পশ্চিমবঙ্গ, 700055

Address:  
180/1 BLOCK-B, BANGUR  
AVENUE, South Dum Dum (M),  
Bangur Avenue, North 24  
Parganas, West Bengal, 700055

7296 2960 0305

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

*M. Agarwal*



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**

26012017

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



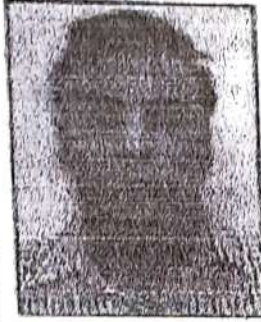
01032013

*Sanjay Kansal*

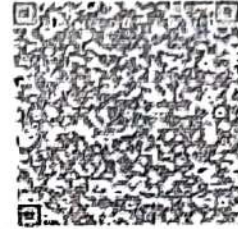


भारत सरकार

GOVERNMENT OF INDIA



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



7270 6500 5794

आधार - साधारण मानुषेअर अधिकार



भारत सरकार  
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 - 700048



1847  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

Sanjay Kansal

No.....

Dated. 03.04.2004

**Received from** Sri Indal Ray

the sum of Rupees Three hundred only

being the amount due for the rent of shed - 4

rooms of ..... floor of the premises No. 509/1,

Jessore Road, Kol - 700055

..... for the month of March, 2004

Electric charge .....

**Total Rs.** 300/-

Pashupati Wally

Signature

No.

Date 07.09.2021

Received from Indal Ray

The sum of Rupees five hundred only

Being the Amount Due for the Rent of Shed - 4

Premises No. 509/1, Jessore Road,  
Kul - 700055

For the Month of August, 21 Electric

Charge Flat or Room No

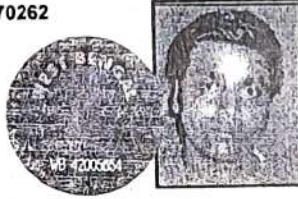
RS. 500.00

Signature



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

RXT1770262



নির্বাচকের নাম : সৌরভ ঘোষ

Elector's Name : Sourav Ghosh

পিতার নাম : দিলিপ ঘোষ

Father's Name : Dillip Ghosh

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : 10/05/1999

RXT1770262

ঠিকানা:

দক্ষিণ বাহিরা(পূর্বপাড়া, মধ্যপাড়া), বাহিরা,  
শাসন, উত্তর ২৪ পরগণা-700128

Address:

DAKSHIN BAHIRA(PURBAPARA  
MADHYAPARA), BAHIRA, SHASAN, NORTH 24  
PARGANAS-700128

Date: 16/01/2018

121 - হারোয়া নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for

121 - Haroa Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্ট নাম  
ভেলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number

19 / 884



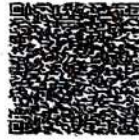
ভারত সরকার  
Unique Identification Authority of India  
Government of India

অনিকাত্তির নম্বর/Enrolment No.: 1108/50730/13157

To  
গর্ষ নহা  
Partha Laha  
S/O: Pasupati Laha  
B 21 F 8E GENEX VALLEY  
Kolkata (MC)  
Kolkata Joka  
West Bengal - 700104  
9830023051

Download Date: 22/07/2017  
Generation Date: 20/08/2017

Validty: unknown



আমনার আধার সংখ্যা / Your Aadhaar No. :

**2308 8915 9902**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



গর্ষ নহা  
Partha Laha  
অনাতরিশ/ DOB: 30/04/1966  
পুলন / MALE



2308 8915 9902

আমার আধার, আমার পরিচয়

*Partha Laha*  
*Partha Laha*

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER

AAXPL0286G



नाम /NAME

PARTHA LAHA

पिता का नाम /FATHER'S NAME

PASUPATI LAHA

जन्म तिथि /DATE OF BIRTH

30-04-1966

हस्ताक्षर /SIGNATURE

*Partha Laha*

*B. Das*

आयकर आयुक्त, प.सं.-11

COMMISSIONER OF INCOME-TAX, W.B. - 11

*Partha*

*Partha*





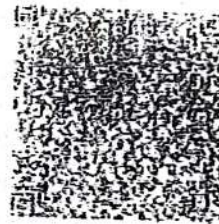


भारत सरकार  
GOVERNMENT OF INDIA



कावेरी बनिक चौधुरी  
Kaberi Banik Chowdhury

जन्म वर्ष / Year of Birth : 1929  
लिंग / Female



7683 BAST 1970

कावेरी बनिक चौधुरी

*Kaberi Banik Chowdhury*  
*Kaberi Banik Chowdhury*

लिंग / Sex  
जन्मतिथि / आयु  
Date of Birth/Age

नस्ल / Female  
15-02-1965

पता  
A-72 फर्स्ट फ्लोर, ब्लॉक ए  
काजपत नगर 1, दिल्ली

Address : A-72 FIRST FLOOR,  
BLOCK A LAJPAT NAGAR  
I, DELHI

Date : 8-2-2019

*[Signature]*  
चिंतक दस्तावेज़ अधिकारी  
Electoral Registration Officer

विधान सभा निर्वाचन क्षेत्र संख्या और नाम : 42-कास्तूरबा नगर  
Assembly Constituency No. & Name : 42-KASTURBA NAGAR

पार्ट नंबर और नाम : 1-काजपत नगर-1  
Part No. and Name : 1-LAJPAT NAGAR-1

*[Faint Hindi text, likely a notice or disclaimer regarding the registration process and the validity of the card.]*

भारत निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA  
भारत निर्वाचन आयोग - भारत निर्वाचन आयोग - भारत निर्वाचन आयोग



UJE0121145



नाम : KABERI BANIK  
CHOWDHURY  
पति का नाम : ANUP BANIK  
Husband's Name : ANUP BANIK  
CHOWDHURY

*Kaberi Banik Chowdhury*  
*Kaberi Banik Chowdhury*

## Major Information of the Deed

Deed No :	I-1904-09886/2021	Date of Registration	20/09/2021
Query No / Year	1904-2001803531/2021	Office where deed is registered	
Query Date	14/09/2021 10:58:08 PM	1904-2001803531/2021	
Applicant Name, Address & Other Details	INSTA LEGAL SERVICES Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 8777407081, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 55,00,000/-	Rs. 59,59,366/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,38,405/- (Article:23)	Rs. 59,692/- (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, , Ward No: 21 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 (RS :- )	LR-313	Bastu	Danga	1 Katha 8 Chatak 37 Sq Ft	54,90,000/-	59,34,063/-	Width of Approach Road: 118 Ft., Adjacent to Metal Road, Encumbered by Tenant, ,Last Reference Deed No :1918-I -04053-1977
<b>Grand Total :</b>					<b>2.5598Dec</b>	<b>54,90,000 /-</b>	<b>59,34,063 /-</b>	

### 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.	10,000/-	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					
<b>Total :</b>		<b>150 sq ft</b>	<b>10,000 /-</b>	<b>25,303 /-</b>	




**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr PARTHA LAHA</b> Son of Late PASHUPATI LAHA GENEXX VALLEY FLAT NO -8E TOWER 21, DAIMOND HARBOUR ROAD, City:- , P.O:- JOKA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAXxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Mrs KABERI BANIK CHOWDHURY</b> Wife of Mr ANUP BNIK CHOWDHURY A-72 FIRST FLOOR BLOCK -A LAJPAT NAGAR -I, City:- , P.O:- LAJPAT MAGAR, P.S:-Lajpat Nagar, District:-New Delhi, Delhi, India, PIN:- 110024 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney




**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SILVER VILLA CONSTRUCTIONS</b> BLOCK -A 1ST FLOOR NEAR JAYA CINEMA, City:- South Dum Dum, , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAXxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr MAHENDRA AGARWAL</b> Son of Late HARI PRASSAD AGARWAL Date of Execution - 20/09/2021, , Admitted by: Self, Date of Admission: 20/09/2021, Place of Admission of Execution: Office			
		Sep 20 2021 4:14PM	LTI 20/09/2021	20/09/2021
180/1 BAGUR AVENUE BLOCK-B, City:- , P.O:- BANGUR, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3G,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr PARTHA LAHA, Mrs KABERI BANIK CHOWDHURY				

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SANJAY KANSAL</b> <b>(Presentant)</b> Son of Late MAHABIR PRASAD KANSAL Date of Execution - 20/09/2021, , Admitted by: Self, Date of Admission: 20/09/2021, Place of Admission of Execution: Office	<b>Photo</b>  Sep 20 2021 4:13PM	<b>Finger Print</b>  LTI 20/09/2021	<b>Signature</b>  20/09/2021
ALOVCE GLORIA TOWER 02 FLOOR 09 FLAT NO 9H 403/A DAKSHINDHARI SREEBHUMI, City:- , P.O:- SHREEBHUMI, 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 Not Provided by UIDAI Status : Representative, Representative of : SILVER VILLA CONSTRUCTIONS (as DIRECTOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOURAV GHOSH</b> Son of Late DILIP GHOSH City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	 20/09/2021	 20/09/2021	 20/09/2021
Identifier Of Mr MAHENDRA AGARWAL, Mr SANJAY KANSAL			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr PARTHA LAHA	SILVER VILLA CONSTRUCTIONS-1.2799 Dec
2	Mrs KABERI BANIK CHOWDHURY	SILVER VILLA CONSTRUCTIONS-1.2799 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr PARTHA LAHA	SILVER VILLA CONSTRUCTIONS-75.00000000 Sq Ft
2	Mrs KABERI BANIK CHOWDHURY	SILVER VILLA CONSTRUCTIONS-75.00000000 Sq Ft

## and Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, , Ward No: 21 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, LR Khatian No:- 313	Owner: পশুপতি লাহা, Gurdian: পিবিশ কুমার, Address: নিজ , Classification: ডাঙ্গা, Area: 0.20360000 Acre,	Seller is not the recorded Owner as per Applicant.

On 20-09-2021

**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 16:11 hrs on 20-09-2021, 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 59,59,366/-

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

Execution is admitted on 20-09-2021 by Mr SANJAY KANSAL, DIRECTOR, SILVER VILLA CONSTRUCTIONS (Private Limited Company), BLOCK -A 1ST FLOOR NEAR JAYA CINEMA, City:- South Dum Dum, . P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr SOURAV GHOSH , , Son of Late DILIP GHOSH , P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Business

**Executed by Attorney**

Execution by Mr MAHENDRA AGARWAL, , Son of Late HARI PRASSAD AGARWAL, 180/1 BAGUR AVENUE BLOCK-B, P.O: BANGUR, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Business as the constituted attorney of 1. Mr PARTHA LAHA GENEXX VALLEY FLAT NO -8E TOWER 21, DAIMOND HARBOUR ROAD, P.O: JOKA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, 2. Mrs KABERI BANIK CHOWDHURY A-72 FIRST FLOOR BLOCK -A LAJPAT NAGAR -I, P.O: LAJPAT MAGAR, Thana: Lajpat Nagar, , New Delhi, DELHI, India, PIN - 110024 is admitted by him

Indetified by Mr SOURAV GHOSH , , Son of Late DILIP GHOSH , P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 59,692/- ( A(1) = Rs 59,594/- ,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 59,608/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2021 1:26PM with Govt. Ref. No: 192021220081264051 on 19-09-2021, Amount Rs: 59,608/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 67650028 on 19-09-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,38,395/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 2,38,395/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 67019, Amount: Rs.10/-, Date of Purchase: 04/12/2020, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2021 1:26PM with Govt. Ref. No: 192021220081264051 on 19-09-2021, Amount Rs: 2,38,395/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 67650028 on 19-09-2021, 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 453304 to 453347

being No 190409886 for the year 2021.



*mm*  
Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2021.09.29 12:38:00 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/09/29 12:38:00 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)