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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

District Sub-Registrar-II
Alibore, South 24 Parganas

29 DEC 2020

Handwritten signature and date: 26/12/20

Handwritten number: 2 1697615/20

THIS INDENTURE OF CONVEYANCE made this the 26th day of December TWO THOUSAND AND TWENTY

BETWEEN

Handwritten notes at the bottom: 2019/12/20, 1697615/20, 2020-10-21

15454

15 DEC 2020

No.....Rs. **10/-** Date.....

Name:..... DEBJYOTI GHOSH
ADVOCATE

Address:..... GALDAH CIVIL COURT
ROOM NO. 411 (4TH FLOOR)
KOKKATA-700 014

Vendor:..... Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kolt-27



5791

SILVERBELL REALTY LLP

Ranveer Agrawal

Designated Partner / Authorized Signatory



5792

Dibakar Mukherjee



5793

Subha Mukherjee



5794



District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2020

Identified by me
Souvik Das,
36/1A Elgin Rd
Kolkata-20
Service

1. **DEBABRATA MUKHERJEE** (PAN AFEPM1809E), (AADHAR NO. 872881141805) son of Late Upendranath Mukhopadhyay, by Occupation- Business, , 2. **SUBHRA MUKHERJEE** (PAN AKNPM5364Q) (Aadhar No. 711851283130) wife of Sri DEBABRATA MUKHERJEE, by Occupation- Housewife, both residing at Madhyapara, Akra Krishnanagar, Police Station Maheshatala, Post Office Maheshatala, District South 24 Parganas, PIN 700140 hereinafter jointly referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART

AND

SILVERBELL REALTY LLP (PAN ADEFS1602H) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, Elgin Road, Kolkata – 700 020 represented by Sri Ram Naresh Agarwal (**PAN NO. ACYPA1903G**), (**ADHAAR NO. 594889630890**), (**MOBILE NO. 9830040316**), son of Late Nand Kishore Agarwal, residing at Flat no. 5B, 135G, S.P.Mukherjee Road, Police Station- Tollygunge, Post Office: Kalighat, Kolkata- 700026, hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS

- A) Kamal Kumar Mukhopadhyay, Bipin Bihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhopadhyay, Parimal Kumar Mukhopadhyay, Upendra Nath Mukhopadhyay, Amal Kumar Mukhopadhyay and Debabrata Mukhopadhyay were the owners of 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25



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Square Feet of land be the same a little more or less in R.S Dag Nos 315, 315/1505, 317, 324, 380, 381, 380/1506, 323, 314/1217, 314, 315/1473, 314/1503, 314/1504, 313, 313/1502, 312, 312/1501, 312/1474, 312/1509, 316, 318, 319, 320, 321, 322, 312/1157, (altogether 26 Dags) lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshala, District South 24 Parganas, more fully and particularly described in the Schedule (A) hereunder written and herein after referred to as the **'Entire Property'**.

- B) The said Kamal Kumar Mukhopadhyay, therein referred to as the First Part, Bipin Bihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhpadhyay Parimal Kumar Mukhpadhyay, therein referred to as the Second Part and Upendra Nath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay, therein referred to as the Third Part executed a Bengali Deed of Partition dated 12th November, 1979, registered in the office of Joint Sub Registrar of Alipur at Behala, recorded in Book No. I, Volume 39, Pages 232 to 253, Being No. 1982 for the year 1979 in respect of the said "Entire Property".

- C) By virtue of the said Bengali Deed of Partition the said Kamal Kumar Mukhopadhyay got 409.5 Decimal equivalent to 12 Bigha 07 Cottah 11 Chitaks 43 Square feet and undivided 56.33 Decimal equivalent to 01 Bigha 14 Cottah 1 Chitaks 12 Square Feet, aggregating to 465.83 Decimal equivalent to 14 Bigha 01 cottah 13 Chitak 10 Square Feet of land be the same a little more or less identified as R.S Dag Nos 380, 381, 380/1506, 315/1473, 314,314/1503, 314/1504, 314/1217, 315, 315/1505, 316, 317, 318, 323, out of the said "Entire Land" and subsequently the said Kamal Kumar Mukhopadhyay mutated his name in L.R. RO.R. being L.R. Khatian No. 451.

- D) The said Kamal Kumar Mukhopadhyay was a bachelor and died intestate leaving behind him his three sisters namely Ashalata Devi alias Asha Rani Chatterjee, Parul Bala Devi alias Jayanti Chatterjee



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- and Mira Bala Devi alias Mira Chatterjee as his only surviving legal heirs and representatives.
- E) The said Ashalata Debi alias Asha Rani Chatterjee died intestate leaving behind him her two daughters namely Sujata Banerjee, Supriya Mukhopadhyay and only son Subhash Chandra Chattopadhyay as her only surviving legal heirs and representatives.
- F) The said Parul Bala Devi alias Jayanti Chatterjee died intestate leaving behind him her two sons Somenath Chatterjee, Chandra Nath Chatterjee, two daughters Indrani Mukherjee and Debjani Mukherjee as her only surviving legal heirs and representatives.
- G) The said Mira Bala Devi alias Mira Chatterjee died intestate leaving behind him her two daughters namely Pritha Bhattacharya and Soma Banerjee as her only surviving legal heirs and representatives.
- H) Thus the said Sujata Banerjee, Supriya Mukhopadhyay, Subhash Chandra Chattopadhyay, Somenath Chatterjee, Chandra Nath Chatterjee, Indrani Mukherjee, Debjani Mukherjee, Pritha Bhattacharya and Soma Banerjee, became owners of ALL THAT piece and parcel of land measuring 408.5 Decimal equivalent to 12 Bigha 07 Cottah 11Chitaks 43 Square feet of land be the same a little more or less identified as R.S Dag Nos 380 and 381, of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshstala Maheshstala Municipality, District South 24 Parganas, more fully and particularly described in the Schedule (B) hereunder written and herein after referred to as the "SAID LAND".
- I) That the said Sujata Banerjee, Supriya Mukhopadhyay, Subhash Chandra Chattopadhyay, Somenath Chatterjee, Chandra Nath Chatterjee, Indrani Mukherjee, Debjani Mukherjee, Pritha Bhattacharya and Soma Banerjee sold and/ or conveyed ALL THAT piece and parcel of land measuring 408.5 Decimal equivalent to 12 Bigha 07 Cottah 11Chitaks 43 Square feet of land be the same a



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little more or less identified as R.S Dag Nos 380 and 381, of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshstala Maheshstala Municipality, District South 24 Parganas unto and in favour of the present vendors by a registered Deed of Conveyance dated 29th September, 2020 and the said Deed was duly recorded in Book No. 1, Being Deed No. 160205469 for the year 2020, registered at District Sub Registrar- II, South 24 Parganas

J) THAT now the Vendors have represented to the PURCHASER that the said Property is free from all encumbrances marketable and they have a good title to the same.

K) The Vendors shall help to obtain permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional Fire NOC and further the Vendors have submitted a draft building plan with the aid and assistance of the PURCHASERS to the sanctioning Authority of Maheshstala Municipality and agrees to grant unto the PURCHASER the absolute right and benefit of the permissions and NOCs and the plan.

L) The Vendors also assured the PURCHASER herein that they have not stood as guarantor in respect of any third party liability and/ or have given any undertaking in favour of any third party

M) The Vendors also undertake to sign and execute any further papers and/or documents which the PURCHASER may require for the purpose of carrying out development of the land without any further financial liability.

N) The Vendors have agreed to sell, transfer and convey and the PURCHASER have agreed to purchase **ALL THAT** the undivided land admeasuring about 12 Decimal *Mkhola* land out of 429 Decimal comprised in R.S/ L.R Dag No. 380 appertaining to R.S Khatian No. 1137 corresponding to L.R Khatian No. 451, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshstala under



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Maheshatala Municipality, District South 24 Parganas, Post office and Police Station- Maheshatala out of the **"SAID LAND"** which is morefully and particularly mentioned in **Part II of Schedule B** herein below herein after referred to as the **"Demised Land"**, free from all encumbrances, liens, lispensdens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC and the proposed building plan at and for the consideration of a sum of **Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten) only**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten) only** of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser ALL THAT the piece and parcel of land comprising to various R.S/ L.R Dag nos mentioned in the Part II of Schedule- B herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the said land) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, mumiments of title whatsoever relating to the said land or any part



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thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchasers THAT NOTWITHSTANDING any act, deed or thing by the vendors or their predecessors – in – title done or executed or knowingly suffered to the contrary the vendors are now lawfully, rightfully, and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same AND THAT NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for the Vendors shall and will form time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed al such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the purchasers in manner aforesaid as shall or may reasonably required.



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THE SCHEDULE ABOVE REFERRED TO
SCHEDULE A
(ENTIRE PROPERTY)

All That the piece and parcel of land measuring 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshstala under Maheshstala Municipality, District South 24 Parganas as follows:

Sl. No.	R.S.Khatian	R.S. Dag No.	Area (Dec.)
1	680	315	165
2	Do	315/1505	19
3	1008	317	08
4	1010	324	20
5	1137	380	429
6		381	64
7		380/1506	5
8	414	323	28
9	875	314/1217	17
10		314	20
11		315/1473	44
12		314/1503	7
13		314/1504	21
14	487	313	41
15		313/1502	14
16	456	312	178
17		312/1501	24
18	876	312/1474	54
19		312/1509	6
20	270	316	46
21	121	318	32
22		319	24



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23	320	27	
24	321	37	
25	322	14	
26	312/1157	48	
		1392	(42 BIGHA-2 COTTAH -2 CHITAKS 25 SQUARE FOOT)

**SCHEDULE B
(SAID LAND)**

(Part-I)

ALL THAT piece and parcel of land measuring 408.5 Decimal equivalent to 12 Bigha 07 Cottah 11Chitaks 43 Square feet of land be the same a little more or less identified as R.S Dag Nos 380 and 381, of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshatala Maheshatala Municipality, District South 24 Parganas as follows:

(PART I)

Sl. No.	RS	LR	R.S./L.R. Dag No.	Classification	Area (Dec.)
1	1008, 1137	451	380 (P)	Itkholea	350
2			381 (P)	Itkholea	58.5
					408.5 (12 Bigha - 7 Kotah- 11 Chitak- 43 Square foot)



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PART- B

ALL THAT the undivided land admeasuring about 12 Decimal *Hkhola* land out of 429 Decimal comprised in R.S/ L.R Dag No. 380 appertaining to R.S Khatian No. 1137 corresponding to L.R Khatian No. 451, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshatala under Maheshatala Municipality, District South 24 Parganas, Post office and Police Station- Maheshatala and the dag is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (*Gangabandh Road*)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

SIGNED AND DELIVERED

BY THE VENDORS at Kolkata

in the presence of:

1. *Souvik Das,*
2. *Nitesh Kundu*

Dilip Kumar

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. *Souvik Das.*

Subhra Mukherjee

2. *Nitesh Kundu*

FOR SILVERBELL REALTY LLP
Ranjan Aggarwal
AUTHORIZED SIGNATORY

Drafted by me: -

(As per instruction)

Debjyoti Ghosh

Advocate

Sealdah Civil Court
Kolkata- 700014

Enrollment No. : - *WB/547/09*



District Sub-Registrar-II
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2 6 DEC 2020

RECEIVED of and from the within-named PURCHASER the within-mentioned sum of **Rs. 15,86,310/-** (**Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten**) only paid as follows:-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
23/12/20	543607	Punjab & Sindh Bank	1586310

Rs. 15,86,310/- (**Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten**) only

WITNESSES:

1) <i>[Signature]</i> 36/1A Elgin Rd, KOL-20	<i>[Signature]</i> Debabhi Thakur
2) Nilesh Kundu 56/1A, Elgin Road, KOLKATA-700020	<i>[Signature]</i> Sudhra Mukherji

VENDORS

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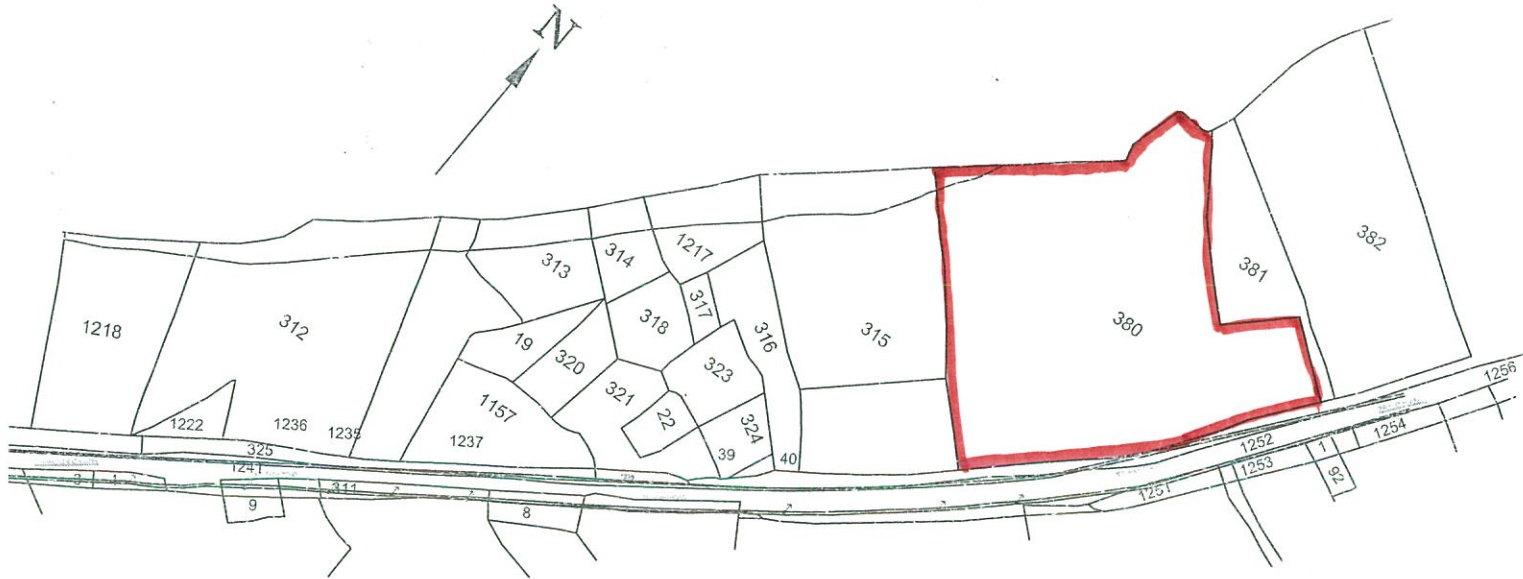
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District Sub-Registrar-II
Alipore, South 24 Parganas

2 5 DEC 2022

DEED PLAN OF MOUZA KRISHNA NAGAR JL. NO - 1, WARD NO - 20, MAHESHTALA MUNICIPALITY



R.S / LR

DAG NO

380

PURCHASED AREA

Undivided 12 Decimal.

PURCHASER

SILVERBELL REALTY LLP

Ranwan Agary
Designated Partner / Authorized Signatory

VENDORS

1 Debit Mukherjee

2 Subhra Mukherjee



District Sub-Registrar-II
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District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2020



SILVERBELL REALTY LLP

Ranjan Agarwal
Designated Partner / Authorized Signatory

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFEPM1809E

नाम / Name

DEBABRATA MUKHERJEE

पिता का नाम / Father's Name

UPENDRA NATH MUKHERJEE

जन्म की तारीख / Date of Birth

20/02/1953

Debabrata Mukherjee

हस्ताक्षर / Signature



04082017

Debabrata Mukherjee





सत्यमेव जयते



भारत सरकार

ভারত সরকার

Library Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2017/80219/00949

To,

দেবব্রত মুখার্জী

Debabrata Mukherjee

S/O: Upendranath Mukherjee

madhya para

Maheshala (M)

Akra Krishnanagar

South 24 Parganas South 24 Parganas

West Bengal 700140

9007212158

375918880



MAZ59188804FT



আপনার আধার সংখ্যা / Your Aadhaar No.:

8728 8114 1805

আমার আধার, আমার পরিচয়



ভারত সরকার

দেবব্রত মুখার্জী

Debabrata Mukherjee

জন্মতারিখ / DOB : 20/02/1953

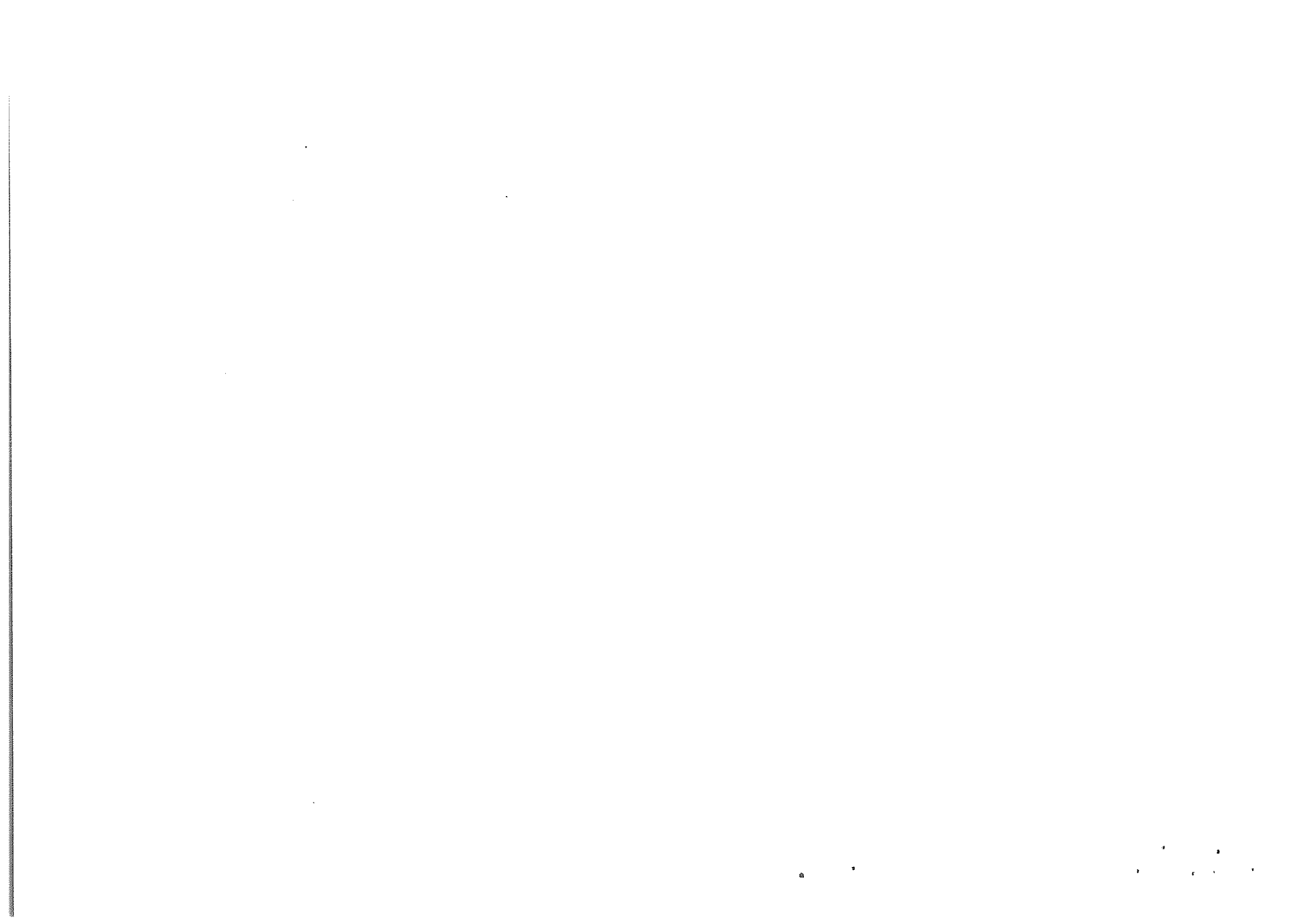
পুরুষ / Male



8728 8114 1805

আমার আধার, আমার পরিচয়

Debabrata Mukherjee







ভারত সরকার
भारत सरकार

Ministry of Information & Public Relations
Government of India

জাতিভুক্তির আই ডি / Enrollment No.: 2017/80219/00948



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা শাস্ত করা হবে।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

To
শ্রী সুনী
Subhra Mukherjee
W/O: Debabrata Mukherjee
madya para
Maheshala (M)
Akra Krishanagar
South 24 Parganas South 24 Parganas
West Bengal 700140
9163206641
3722260800
MAY22260806FT



আপনার আধার সংখ্যা / Your Aadhaar No.:
7118 5128 3130
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্রী সুনী
Subhra Mukherjee
স্বতন্ত্রি / DOB : 30/12/1960
শ্রীমতা / Female



7118 5128 3130
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

ঠিকানা:
উমরি/ও: দেবব্রত মুখার্জী, মাধ্য
পাড়া, মহেশলা (এম), দক্ষিণ
২৪ পর্গনা, অক্ষ কৃষ্ণনগর,
পশ্চিম বঙ্গ, 700140

Address:
W/O: Debabrata Mukherjee,
madya para, Maheshala (M),
South 24 Parganas, Akra
Krishnanagar, West Bengal,
700140



help@uidai.gov.in

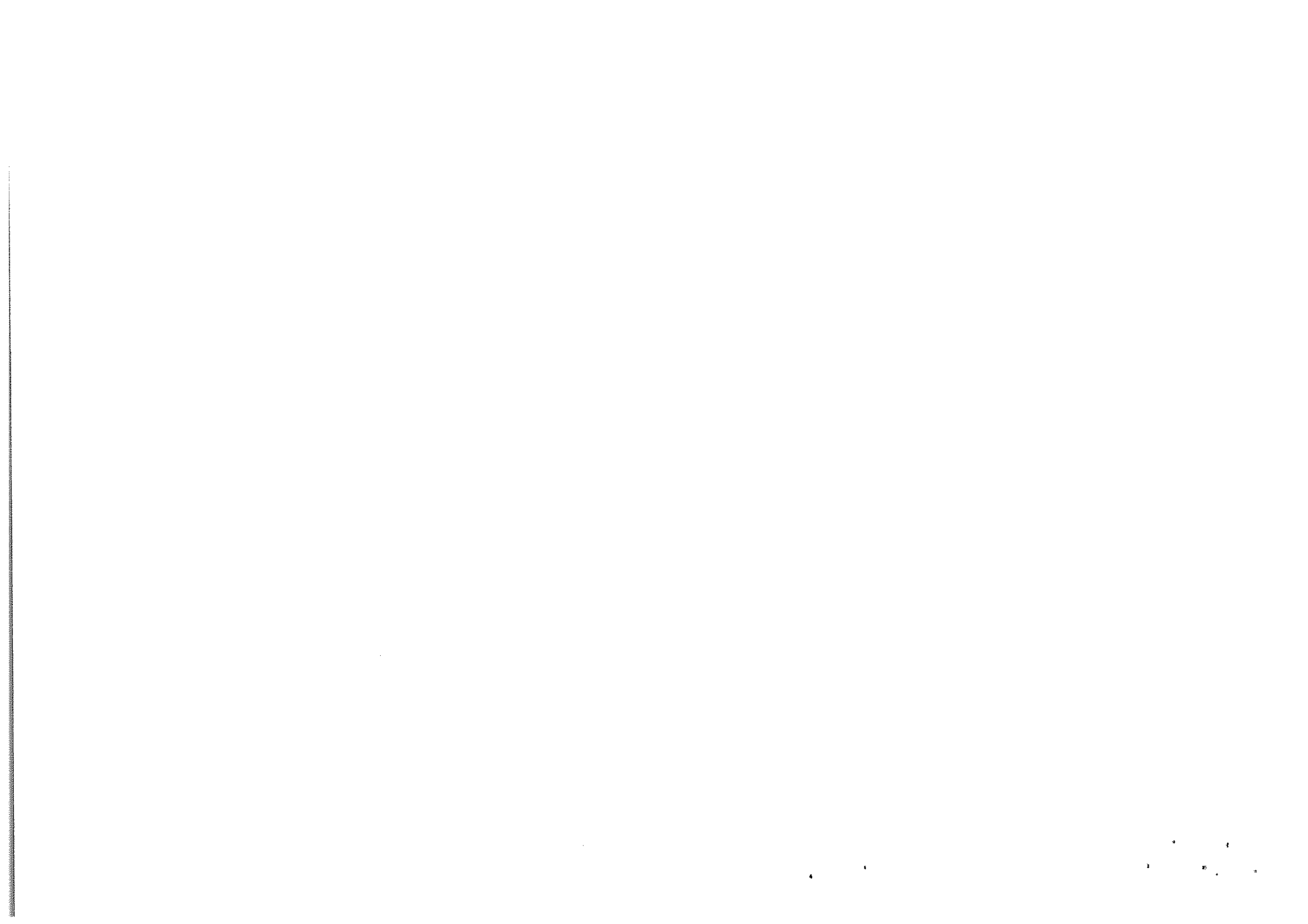
www.uidai.gov.in


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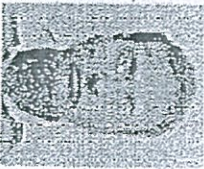
Subhra Mukherjee
Subhra Mukherjee


Subhra Mukherjee






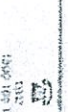

भारत सरकार
 GOVERNMENT OF INDIA

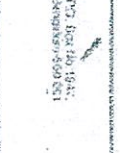

श्री राम नरेश अग्रवाल
 Ram Narain Agarwal
 पिता : श्री मन्दरेश अग्रवाल
 Father : NAND KISHORE AGARWAL
 जन्म तिथि / Year of Birth : 1967
 लिंग / Male


5948 8963 0890

आधार - आधारण मानुषेर अधिकातर


ভারত সরকার
 GOVERNMENT OF INDIA


শ্রী রাম নরেশ অগ্রবাল
 শ্রী রাম নরেশ অগ্রবাল
 পিতা : শ্রী মন্দরেশ অগ্রবাল
 Father : NAND KISHORE AGARWAL
 জন্ম তারিখ / Year of Birth : 1967
 লিংগ / Male


5948 8963 0890

আধার - আধারণ মানুশের অধিকার

Ram Narain Agarwal





অবতীম বিশিষ্ট পরিচয় আধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1040/19810/02308

To
শৌভিক দাস
Souvik Das
14/C J.K.LANE
JHOWTALA
Ballygunge S.O
Ballygunge
Kolkata
West Bengal 700019
41122832
MN411228320FT



আপনার আধার সংখ্যা / Your Aadhaar No.:

9328 3191 5555

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শৌভিক দাস
Souvik Das
পিতা : শক্তি দাস
Father : SACHINDRA NATH DAS
অনুভবিতা / DOB : 15/11/1983
মূকেশ / Male

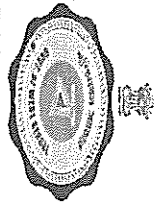


9328 3191 5555

আধার - সাধারণ মানুষের অধিকার

Souvik Das,





Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-20202021-017638771-1 Payment Mode Online Payment
GRN Date: 22/12/2020 11:02:00 Bank: ICICI Bank
BRN: 56278047 BRN Date: 22/12/2020 11:03:28

DEPOSITOR'S DETAILS

Name: SILVERBELL REALTY LLP Id No.: 2001697615/5/2020
Contact No.: Mobile No.: +91 9674749806 [Query No./Query Year]
E-mail: souvikdas@srijanrealty.in
Address: 361A ELGIN ROAD KOLKATA 700020
Applicant Name: Mr DEBJYOTI GHOSH
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001697615/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	103646
2	2001697615/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	17287
3	2001697615/5/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	36000

Total

156933

In Words : Rupees One Lakh Fifty Six Thousand Nine Hundred Thirty Three only

District Sub-Registrar-III
Alipore, South 24 Parganas

26 DEC 2020



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	16022001822/2020	Date of Application	23/12/2020
Query No / Year	16022001697615/2020		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr DEBJYOTI GHOSH		
Stampduty Payable	Rs.1,03,656/-		
Registration Fees Payable	Rs.17,287/-		
Applicant Name of the Visit Commission	Mr D GHOSH		
Applicant Address	ALIPORE		
Place of Commission	36/1A , E RD KOL-20		
Expected Date and Time of Commission	23/12/2020 1:00 AM		
Fee Details	J1: 250/-, J2: 150/-, PTA-J(2): 0/-, Total Fees Paid: 400/-		
Remarks			

D⁹






Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022001697615/2020


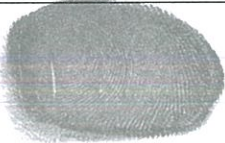
1. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DEBABRATA MUKHERJEE Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshala, District:- South 24-Parganas, West Bengal, India, PIN - 700140	Seller			<i>Debabrata Mukherjee</i> 26.12.2020
2	Mrs SUBBHRA MUKHERJEE Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshala, District:- South 24-Parganas, West Bengal, India, PIN - 700140	Seller			<i>Subbhra Mukherjee</i> 26/12/20
3	Mr RAM NARESH AGARWAL 135GG, S.P. MUKHERJEE ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Represent ative of Buyer [SILVERB ELL REALTY LLP]			<i>Ran Naresh Agarwal</i> 26.12.2020



District Sub-Registrar-III
Alipore, South 24 Parganas

26 DEC 2020

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOUVIK DAS Son of Late SACHINDRANATH DAS 36/1A ELGIN ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Mr DEBABRATA MUKHERJEE, Mrs SUBHRA MUKHERJEE, Mr RAM NARESH AGARWAL			<i>Souvik Das</i> 26/12/2020

(Samar Kumar Pramanick)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

20/12/2020
Rajendra Prasad



9

District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2020

Major Information of the Deed

Deed No :	L-1602-07630/2020	Date of Registration	29/12/2020
Query No / Year	1602-2001697615/2020	Office where deed is registered	
Query/ Date	15/12/2020 7:40:09 PM		1602-2001697615/2020
Applicant Name, Address & Other Details		DEBJYOTI GHOSH Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No. : 9874622772, Status :Advocate	
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 15,86,310/-		Rs. 17,27,268/-	
Stampduty/ Paid(SD)		Registration Fee Paid	
Rs. 1,03,656/- (Article:23)		Rs. 17,319/- (Article:A(1), E)	
Remarks		Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar. , Ward No: 20 JI No: 1, Pin Code : 700140

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-380 (RS :-)	LR-451	Bastu	lt Khola	6 Dec	7,93,155/-	8,63,634/- Width of Approach Road: 2 Ft.,
L2	LR-380 (RS :-)	LR-451	Bastu	lt Khola	6 Dec	7,93,155/-	8,63,634/- Width of Approach Road: 2 Ft.,
TOTAL :					12Dec	15,86,310 /-	17,27,268 /-
Grand Total :					12Dec	15,86,310 /-	17,27,268 /-

Seller Details :

SI No	Name,Address,Photo, Finger print and Signature
1	<p>Mr DEBABRATA MUKHERJEE</p> <p>Son of Late Upendranath Mukhopadhyay Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9E, Aadhaar No: 87xxxxxxx1805, Status :Individual, Executed by: Self, Date of Execution: 26/12/2020</p> <p>, Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2020</p> <p>, Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence</p>



2	<p>Mrs SUBHRA MUKHERJEE Wife of Mr. DEBABRATA MUKHERJEE Akra Krishnanagar, P.O.- MAHESHTALA, P.S.- Maheshatala, District:- South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx4Q, Aadhaar No: 71xxxxxxxx3130, Status :Individual, Executed by: Self, Date of Execution: 26/12/2020 Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2020 , Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence</p>
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Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SILVERBELL REALTY LLP 36/1A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: ADxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr RAM NARESH AGARWAL (Presentant) Son of Late NAND KISHORE AGARWAL 135GG, S.P. MUKHERJEE ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3G, Aadhaar No: 59xxxxxxxx0890 Status : Representative, Representative of : SILVERBELL REALTY LLP (as AUTHORISED SIGNATORY)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SOUVIK DAS Son of Late SACHINDRANATH DAS 36/1A ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020</p>			
Identifier Of Mr. DEBABRATA MUKHERJEE, Mrs SUBHRA MUKHERJEE, Mr RAM NARESH AGARWAL			

Transfer of property for L1	
Sl.No	To. with area (Name-Area)
1	Mr. DEBABRATA MUKHERJEE SILVERBELL REALTY LLP-3 Dec
2	Mrs SUBHRA MUKHERJEE SILVERBELL REALTY LLP-3 Dec
Transfer of property for L2	
Sl.No	To. with area (Name-Area)
1	Mr. DEBABRATA MUKHERJEE SILVERBELL REALTY LLP-3 Dec
2	Mrs SUBHRA MUKHERJEE SILVERBELL REALTY LLP-3 Dec



Land Details as per Land Record

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 380, LR Khatian No:- 451	Owner: कर्म कर्म श्यामाशर्मा, Gurdian: शिवराम , Address: निज , Classification: खेतीबागी, Area: 3.51000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 380, LR Khatian No:- 451	Owner: कर्म कर्म श्यामाशर्मा, Gurdian: शिवराम , Address: निज , Classification: खेतीबागी, Area: 3.51000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 21-12-2020

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 17,27,268/-



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 26-12-2020

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

Presented for registration at 14.45 hrs on 26-12-2020, at the Private residence by Mr RAM NARESH AGARWAL .

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

Execution is admitted on 26/12/2020 by 1. Mr DEBABRATA MUKHERJEE, Son of Late Upendranath Mukhopadhyay, Akra Krishnanagar, P.O: MAHESHTALA, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business, 2. Mrs SUBHRA MUKHERJEE, Wife of Mr DEBABRATA MUKHERJEE, Akra Krishnanagar, P.O: MAHESHTALA, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession House wife

Indetified by Mr SOUVIK DAS, , Son of Late SACHINDRANATH DAS, 36/1A ELGIN ROAD, P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

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

Execution is admitted on 26-12-2020 by Mr RAM NARESH AGARWAL, AUTHORISED SIGNATORY, SILVERBELL REALTY LLP (LLP), 36/1A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SOUVIK DAS, , Son of Late SACHINDRANATH DAS, 36/1A ELGIN ROAD, P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 29-12-2020

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,319/- (A(1) = Rs 17,273/-, E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 17,287/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/12/2020 11:03AM with Govt. Ref. No: 192020210176387711 on 22-12-2020, Amount Rs: 17,287/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 56278047 on 22-12-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,03,656/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,03,646/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15454, Amount: Rs. 10/-, Date of Purchase: 15/12/2020, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/12/2020 11:03AM with Govt. Ref. No: 192020210176387711 on 22-12-2020, Amount Rs: 1,03,646/-,
Bank: ICICI Bank (ICIC00000006), Ref. No. 56278047 on 22-12-2020, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 38308 to 38339

being No 160207630 for the year 2020.



Samar

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.01.29 10:57:19 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/01/29 10:57:19 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)