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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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QY 4/322407/24
2/322407/24

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

A.D.S.R., Garia
South 24 Parganas

241224

DEED OF SALE

THIS DEED OF SALE is made on this the 24th day of December
Two Thousand Twenty Four (2024) A.D.

BETWEEN

12.12.2024
No 1431 Date No 50001
Name Ganapati Construction
Address 1559, Tentulberia, Garia, Kol-700084

SANKAR KUMAR SARKAR
STAMP VENDOR
SONARPUR A.D.S.R OFFICE
14 PARGANAS (SOUTH)



A.D.S.R., Garia
South 24 Parganas

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Bikram Dasgupti
S/o Late Bijay Krishna Dasgupti
1/1B Rajpur East Road,
KOL-32

MRS. KRISHNA DASGUPTA (PAN : ADJPD7846D), wife of Late Bijoy Krishna Dagupta, by Nationality - Indian, by faith - Hindu, by occupation - Retired Person, residing at 1/1B, Raipur Road East, Jadavpur, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032; hereinafter called and referred to as the "**OWNER/ VENDOR**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include her heirs, executors, administrators, successors, legal representatives and/ or assignees) of the **ONE PART**.

AND

"GANAPATI CONSTRUCTION" (PAN : AASFP9667J), a partnership firm having its office at **Holding No. 1559, Tentulberia, Garia**, Post Office - Garia, Police Station - Soanrpur presently Narendrapur, Kolkata - 700084, being represented by its Partners namely (1) **SRI ASHOK PAUL (PAN : AXJPP2479C)**, son of Sri Sankar Paul, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Arobinda Pally, Tentulberia, Garia, Srirampur, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, Kolkata - 700084, (2) **SRI ARUN KUMAR BAYEN (PAN : BEGPB4031P)**, son of Late Basari Mohan Bayen, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Tentulberia Madhya Para, Garia, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, Kolkata - 700084, (3) **SRI MANOJ SARDAR (PAN : ANLPS8004N)**, son of Late Palan Chandra Sardar, by Nationality - Indian, by faith - Hindu,



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by occupation - Business, residing at Tentulberia, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, Kolkata - 700084;

(4) **SRI CHIRANJIT NASKAR** (PAN : **AEIPN1026M**), son of Mr. Ratan Naskar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing Tentulberia, Garia, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, Kolkata - 700084, and (5) **SRI SHYAMAL GHOSH** (PAN : **AHZPG4877F**), son of Late Haramohan Ghosh, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Tentulberia, Paschim Para, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, Kolkata - 700084, hereinafter called and referred to as the "**PURCHASER**" (which terms or expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its/their heirs, executors administrators, legal representatives, successor-in-interest in office and/or assigns) of the **OTHER PART**.

WHEREAS one Mrityunjoy Naskar, son of Lalit Mohan Naskar was the recorded owner as Raiyat in respect of a piece & parcel of Shali land measuring more or less **6 decimals** lying, situated at & comprised in **R.S. Dag No. 654 under R.S. Khatian No. 419 of Mouza - Tentulberia**, J.L. No. 44, Touzi No. 271, Revenue Survey No. 8, P.S. - Sonarpur, Dist. - 24 Parganas and had been in possession & enjoyment of the aforesaid landed property without any hindrance & encumbrance.



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AND WHEREAS the said Mrityunjoy Naskar also purchased a piece & parcel of **Danga** land measuring more or less **2 decimals** lying, situated at and comprised in **R.S. Dag No. 654 under R.S. Khatian No. 471** of **Mouza - Tentulberia**, J.L. No. 44, Touzi No. 271, Revenue Survey No. 8, Dist. - 24 Parganas from its the then owner Mr. Santosh Kumar Naskar by virtue Deed of Sale written in Bengali which was duly registered on 17/05/1968 at the office of the Sub-Registrar at Sonarpur, South 24 Parganas and recorded in its Book No. I, Volume No. 16, Pages from 178 to 180, Being No. 816 for the year 1968.

AND WHEREAS after thus purchased alongwith raiyati property, the said Mr. Mrityunjoy Naskar became the absolute owner of ALLTHAT piece & parcel of land measuring more or less **8 decimals** lying, situated at and comprised in **R.S. Dag No. 654 under R.S. Khatian Nos. 419 & 471** of **Mouza - Tentulberia**, J.L. No. 44, Touzi No. 271, Revenue Survey No. 8, Dist. - 24 Parganas and had been in possession and enjoyment of the aforesaid property without any hindrance and encumbrance.

AND WHEREAS during possession of the aforesaid property said Mr. Mrityunjoy Naskar sold, transferred and conveyed ALLTHAT piece & parcel of land measuring more or less **8 decimals** lying, situated at and comprised in **R.S. Dag No. 654 under R.S. Khatian Nos. 419 & 471 of Mouza - Tentulberia**, J.L. No. 44, Touzi No. 271, Revenue Survey No. 8, Dist. - 24 Parganas unto & in favour of Mr. Radha Gobinda Saha, son of Haripada Saha of Tentulberia, P.S. Sonarpur, Dist. - South 24 Parganas by virtue Deed of Sale written in Bengali which was duly registered on 03/10/1978 at the office of the Sub-Registrar at Sonarpur, South 24 Parganas and



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recorded in its Book No. I, Volume No. 36, Pages from 223 to 225, Being No. 2446 for the year 1978 and had been in possession & enjoyment of the aforesaid purchased property without any hindrance & encumbrance.

AND WHEREAS during possession & enjoyment of the aforesaid property said Mr. Radha Gobinda Saha sold, transferred and conveyed his purchased landed property i.e. a piece & parcel of land measuring more or less **8 Decimals** lying, situated at and comprised in **R.S. Dag No. 654 under R.S. Khatian Nos. 419 & 471 of Mouza - Tentulberia**, J.L. No. 44, Touzi No. 271, Revenue Survey No. 8, Dist. - South 24 Parganas by and under a Deed of Sale written in Bengali which was duly registered on 22/07/1992 at the office of the D.R., Alipore, South 24 Parganas and recorded in its Book No. I, Volume No. 230, Pages from 472 to 480, Being No. 12454 for the year 1992 unto & in favour of **Mrs. Krishna Dasgupta, the owner herein.**

AND WHEREAS after thus purchase said Mrs. Krishna Dasgupta got mutated the aforesaid purchased property in her name in the record of B.L.&L.R.O., Sonarpur, South 24 Parganas and the aforesaid property incorporated L.R.R.O.R. as **L.R. Dag No. 662 appertaining to L.R. Khatian No. 408 of Mouza - Tentulberia**, J.L. No. 44, P.S.- Sonarpur, Dist.- South 24 Parganas and also recorded in her name in the record of the Rajpur-Sonarpur Municipality and paying municipal rates and taxes under **Holding No. 650, Tentulberia** within the local limits of Ward No. 6 of the Rajpur-Sonarpur Municipality and thereafter, upon a survey of the property found actual measurement of the property i.e. more or less **4 Cottahs 6 Chittaks 33 Sq.ft.** and since then has been in possession and enjoyment of the aforesaid purchased property till now without any hindrance & encumbrance.



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AND WHEREAS THE VENDOR HAS REPRESENTED AND GUARANTEED THE PURCHASER as follows :-

- a) The Vendor has not entered into any Agreement and/or arrangements and/or has not done any act, deed or thing to anybody whereby the Vendor's title in respect of the property and the rights and properties appurtenant thereto may get alienated and/or encumbered.
- b) There is no statutory, Judicial and/or quasi Judicial and/or departmental order and/or restrictions which may prevent the Vendor from transferring and/or conveying the property and right and properties appurtenant thereto to the purchaser absolutely and forever.
- c) That upon purchase the purchaser shall acquire a clear and marketable title in respect of the said property specifically described in the schedule hereunder written and the right and properties appurtenant thereto free from all encumbrances, alienation whatsoever.
- d) The Vendor also guaranteed that the property is free from all charges, mortgages, liens, attachments, leases, acquisition, requisition, restrictions, litigation, lispendens, uses, debottar, trusts made or suffered by the Vendor or any person or persons arising or lawfully, rightfully and/ or equitably claiming any estate or interest therein from, under or in trust for the Vendor. If any defect of title is found in future the vendors shall be liable to compensate for the same to the purchaser.



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- e) The Vendor has absolute right, title and authority to sell the aforesaid property or any part or portion thereof to any intending purchaser or purchasers of her own will without any interference from any person or authority whatsoever.

AND WHEREAS the Vendor herein is in need of money has expressed her willingness to sell the aforesaid piece and parcel of land measuring more or less **4 Cottahs 6 Chittaks 33 Sq.ft.** lying, situated at **Holding No. 650, Tentulberia** within the local limits of Ward No. 6 of the Rajpur-Sonarpur Municipality, Police Station – Sonarpur presently Narendrapur, District – South 24 Parganas, Kolkata - 700084 which is more specifically described in the Schedule hereunder written and delineated with red verge line in the site plan attached herewith together with all ancient and easement right attached thereto.

AND WHEREAS relying upon the aforesaid representation of the Vendor, the purchaser herein offered to purchase the aforesaid piece and parcel of land measuring more or less **4 Cottahs 6 Chittaks 33 Sq.ft.** lying, situated at **Holding No. 650, Tentulberia** within the local limits of Ward No. 6 of the Rajpur-Sonarpur Municipality, Police Station – Sonarpur presently Narendrapur, District – South 24 Parganas, Kolkata - 700084 specifically described in the schedule hereunder written for total consideration money being sum of **Rs. 49,00,000/- (Rupees Forty Nine Lakh Only).**



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NOW THIS INDENTURE WITNESSETH as follows :-

That in consideration of the total sum of **Rs. 49,00,000/- (Rupees Forty Nine Lakh Only)** has paid by the Purchaser to the Vendor for purchase of the aforesaid piece and parcel of land measuring more or less **4 Cottahs 6 Chittaks 33 Sq.ft.** lying, situated at **Holding No. 650, Tentulberia** within the local limits of Ward No. 6 of the Rajpur-Sonarapur Municipality, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084 specifically described in the schedule hereunder and the rights and properties appurtenant thereto, the Vendor by memo of receipt hereunder admits and acknowledges and of and from the payment of the same the vendor for ever releases, discharges, acquits and exonerates the purchaser the property and every part thereof hereby granted, transferred and conveyed; the vendor doth hereby grant, sell, convey, transfer, assign and assure by way of absolute sale unto and in favour of the Purchaser **ALL THAT** piece and parcel of land measuring more or less **4 Cottahs 6 Chittaks 33 Sq.ft.** lying, situated at **Holding No. 650, Tentulberia** within the local limits of Ward No. 6 of the Rajpur-Sonarapur Municipality, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084 which is specifically mentioned and described in the Schedule hereto **TOGETHER WITH** right of exclusive use and enjoyment of all ancient rights and liberties, hereditaments, trees, plants situated in the said property which is butted, bounded, called, known, numbered, described and distinguished and **ALL THAT** the estate right, title and interest of the Vendor together with paths, passage, drains, road, supply of water by the authority concern if any, cable, telephone line, electricity, rights, liberties, easements and/ or quasi easements and appurtenances whatsoever for beneficial use and enjoyment of the said landed property or any part thereof belonging to **ALL THAT** deeds, pottahs, writings, muniments and evidences of title whatsoever



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relating to the said property or any part or portion thereof which is now or hereinafter shall or may be in the possession, power and control of the Vendor or any other person from whom they can procure the same whatsoever and which is free from all encumbrances and/ or alienation whatsoever **TO HAVE AND TO HOLD** the said property and each and every part thereof and rights and properties appurtenant thereto unto and to the use of the purchaser absolutely and forever as heritable and transferable immovable property within the meaning of law for the time being in force and also subject to the payment of revenue, Municipal rates and taxes, dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of West Bengal, The Rajpur-Sonarapur Municipality or any other authorities concern.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- i) That the purchaser, Its/his heirs, executors, administrators, successors, legal representatives and assigns shall and may at all times hereafter peacefully and quietly hold, possess, occupy and enjoy exclusively the said property and every part thereof and/ or construct house, building, receive the rents, issue and profits therefrom for it/his own, without any suit, lawful eviction, interruption, disturbance, claims or demands whatsoever from or by the Vendor or any person or persons lawfully claiming or to claim through, under or in trust for the Vendor and all person having or lawfully claiming any estate right or interest whatsoever at law for the property hereby granted, sold, conveyed, expressed so to be by, from, under or in trust for the Vendor.



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- ii) That the Vendor shall, from time to time and at all times, hereafter upon every reasonable request and at the cost of the purchaser make, doth acknowledge, execute and perform all such further and other lawful and reasonable acts, deeds, conveyance, matters and things whatsoever for further betterment or more perfectly assuring and absolutely granting the property and every part thereof hereby granted and sold unto and to the use of the purchaser as and when shall and may be reasonably required.
- iii) That the purchaser shall hereafter have the right to get mutated its/his name in the record of the Rajpur-Sonarpur Municipality, in the record of rights of the Department of Block Land and Land Reforms, or any other authority or authorities concern, as the sole owner of the said premises, rights and properties appurtenant thereto and also to pay revenue and the Municipal Rates and Taxes as may be assessed or imposed in respect of the said property.
- iv) That the purchaser shall, hereafter, have the right, full power and absolute authority to erect boundary walls, construct house, grant, sell, gift, convey, transfer in any manner, assign, assure, mortgage, let out the said property or any part or portion thereof and the rights and properties appurtenant thereto to any person or persons of it/his choice.



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SCHEDULE AS ABOVE REFERRED TO :

(Description of the Sold property)

ALL THAT a piece and parcel of land measuring more or less **4 Cottahs 6 Chittaks 33 Sq.ft.** lying, situated at **Holding No. 650, Tentulberia** within the local limits of Ward No. 6 of the Rajpur-Sonarpur Municipality and **L.R. Dag No. 662 appertaining to L.R. Khatian No. 408 corresponding to R.S. Dag No. 654 under R.S. Khatian Nos. 419 & 471 of Mouza - Tentulberia**, J.L. No. 44, Touzi No. 271, Revenue Survey No. 8, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084 which is butted and bounded as follows :-

On the **North** : Property of R.S. Dag Nos. 657 and 658;

On the **South** : Remaining property of R.S. Dag No. 654;

On the **East** : Drain;

On the **West** : 12 feet wide Municipal Road.



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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals this the day, month and year first above written. in sound mind and sound body without any influence by any body having had knowledge of the content to the Deed.

SIGNED, SEALED AND DELIVERED

in the presence of :

1. BIKRAM DASGUPTA
1/1B Raipur East Road,
Cal - 32

2. Sanjoy Dasgupta
1/1B, Raipur East Rd
Jadapur, Koi - 32



L.T.I of Krishna
Dasgupta by the Pen
of - BIKRAM DASGUPTA

SIGNATURE OF THE VENDOR

GANAPATI CONSTRUCTION
Hanoj Saran
Partner

GANAPATI CONSTRUCTION
Shyamal Ghosh
Partner

GANAPATI CONSTRUCTION
Chandrabhushan
Partner

GANAPATI CONSTRUCTION
Anun An Bayen.
Partner

Drafted and prepared by me -

Samar Das

SAMAR DAS,

Advocate,

High Court, Calcutta.

Enrollment No. WB/91/05.

GANAPATI CONSTRUCTION
Ashok Paul.
Partner

SIGNATURE OF THE PURCHASER



A.D.S.R., Garia
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MEMO OF RECEIPT

Received the within mentioned total sum of **Rs. 49,00,000/- (Rupees Forty Nine Lakh Only)** in full being consideration money from the within mentioned purchaser in the following manner -

Particulars	Amount (in Rs.)
By Cheque No. 000174 dated 20/11/2024 of BOB	3,50,000/-
By Cheque No. 000175 dated 20/11/2024 of BOB	3,50,000/-
By Cheque No. 000176 dated 20/11/2024 of BOB	3,00,000/-
By Cheque No. 027002 dated 20/11/2024 of IDBI	1,00,000/-
By Cheque No. 179697 dated 20/11/2024 of IDBI	2,00,000/-
By Cheque No. 000642 dated 20/11/2024 of BOB	2,00,000/-
By Cheque No. 000543 dated 23/11/2024 of BOB	2,00,000/-
By Cheque No. 000544 dated 27/11/2024 of BOB	4,00,000/-
By Cheque No. 000545 dated 3/12/2024 of BOB	4,00,000/-
By Cheque No. 179702 dated 15/12/2024 of IDBI	4,00,000/-
By Cheque No. 179704 dated 23/12/2024 of IDBI	4,00,000/-
By Cheque No. 179705 dated 23/12/2024 of IDBI	4,00,000/-
By Cheque No. 179706 dated 23/12/2024 of IDBI	4,00,000/-
By Cheque No. 179707 dated 23/12/2024 of IDBI	4,00,000/-
By Cheque No. 179708 dated 23/12/2024 of IDBI	4,00,000/-
TOTAL	49,00,000/-

(Rupees Forty Nine Lakh only)

WITNESSES :

1. Bikram Dasgupta

2. SANJOY DASGUPTA



L.T.I. of Krishna
Dasgupta by the Pen
of - Bikram Dasgupta

SIGNATURE OF THE VENDOR



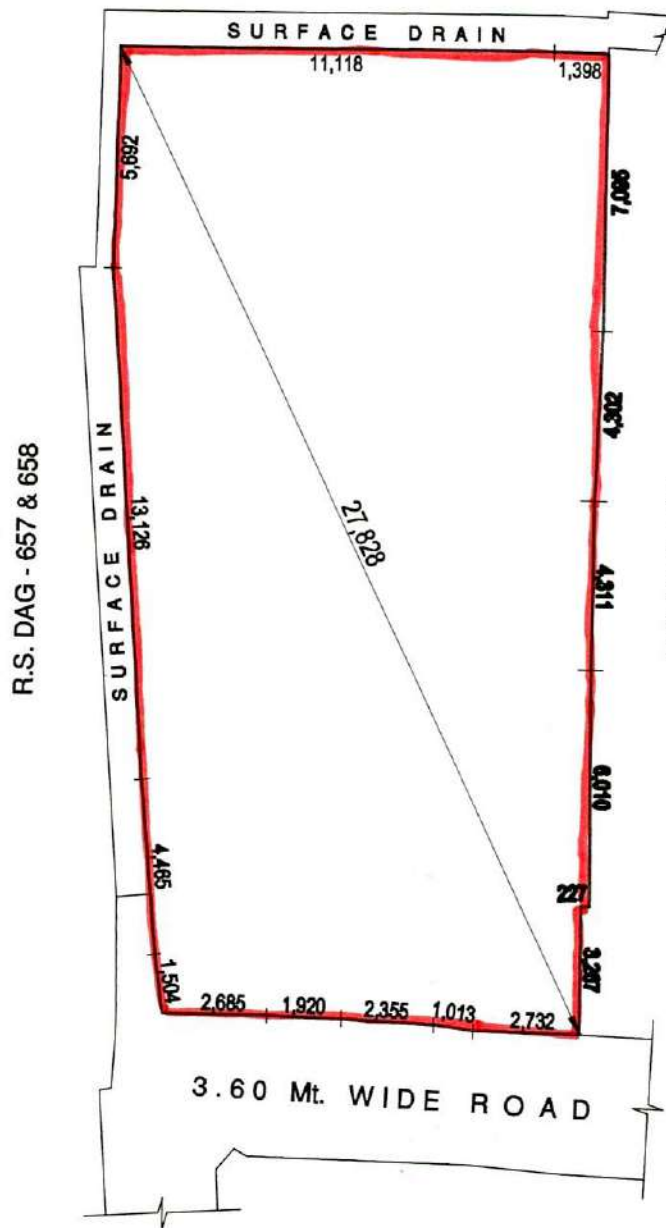
A.D.S.R., Garia
South 24 Parganas

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SITE PLAN FOR PARASH CONSTRUCTION AT L.R. DAG NO - 662 , L.R. KHATIAN NO - 408,
 MOUZA - TENTULBERIA, J.L. NO - 44, TOUZI - 271, R.S. NO. - 08, WARD NO - 06, HOLDING NO - 650,
 P.S. - NARENDRAPUR, DIST. - SOUTH 24 PARGANAS, UNDER RAJPUR- SONARPUR MUNICIPALITY.

LAND AREA AS PER PHYSICAL = 04 Kh.- 06 Ch.- 33 sft. = 295.682 sqm. (MARKED IN RED BORDER)



SCALE 1 : 150

GANAPATI CONSTRUCTION

Hanoj Bardon

GANAPATI CONSTRUCTION Partner

Shyamal Ghosh

Partner

GANAPATI CONSTRUCTION

Chandit Dasgupta

Partner

GANAPATI CONSTRUCTION

Anun Mr Bayen.

Partner

GANAPATI CONSTRUCTION

Ashok Bar.

Partner

L.T.I. of Krishna Dasgupta by the Pen of -
Bikram Dasgupta
 SIGNATURE OF OWNER / OWNERS

Pabitra Dey
 PABITRA DEY
 L.B.S Class - 1 no. - 760
 Rajpur - Sonarpur Municipality
 DRAWN BY



A.D.S.R., Garia
South 24 Parganas

241226

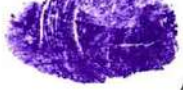


Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : MRS. KRISHNA DASGUPTA

SIGNATURE :  L.T.I of Krishna Dasgupta by the pen of - Bikram Dasgupta



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI ASHOK PAUL

SIGNATURE : 



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI ARUN KUMAR BAYEN

SIGNATURE : 



A.D.S.R., Garia
South 24 Parganas

241224.



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI MANOJ SARDAR

SIGNATURE : *Manoj Sardar*



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI CHIRANJIT NASKAR

SIGNATURE : *Chiranjit Naskar*



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI SHYAMAL GHOSH

SIGNATURE : *Shyamal Ghosh*



A.D.S.R., Garia
South 24 Parganas

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भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enro : 661/10145/01304

To
Bikram Dasg

11/11/2012

C/O Bijoy Krist
1/1B
RAIPUR ROAD
JADAVPUR
Jadavpur Univer
Jadavpur Univer
West Bengal - 70
6290799912

Avenue, Kolkata,

85419035



KA854190358FH



आपका आधार क्रमांक / Your Aadhaar No. :

6024 3524 6047

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Bikram Dasgupta
DOB: 25/03/1969
Male



6024 3524 6047

मेरा आधार, मेरी पहचान

Bikram Dasgupta



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



192024250326285488

GRN Details

GRN: 192024250326285488 Payment Mode: SBI Epay
GRN Date: 21/12/2024 20:11:37 Bank/Gateway: SBIEpay Payment Gateway
BRN : 9574304874625 BRN Date: 21/12/2024 20:11:54
Gateway Ref ID: 1434253688 Method: Bank of Baroda NB
GRIPS Payment ID: 211220242032628547 Payment Init. Date: 21/12/2024 20:11:37
Payment Status: Successful Payment Ref. No: 2003222407/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr GANAPATI CONSTRUCTION
Address: 1559, Tentulberia, Garia, Kolkata - 700084
Mobile: 9903423220
Period From (dd/mm/yyyy): 21/12/2024
Period To (dd/mm/yyyy): 21/12/2024
Payment Ref ID: 2003222407/1/2024
Dept Ref ID/DRN: 2003222407/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003222407/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	289020
2	2003222407/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	49014
3	2003222407/1/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	1460

Total 339494

IN WORDS: THREE LAKH THIRTY NINE THOUSAND FOUR HUNDRED NINETY FOUR ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



211220242032628547

GRIPS Payment Detail

GRIPS Payment ID:	211220242032628547	Payment Init. Date:	21/12/2024 20:11:37
Total Amount:	339494	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9574304874625	BRN Date:	21/12/2024 20:11:54
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

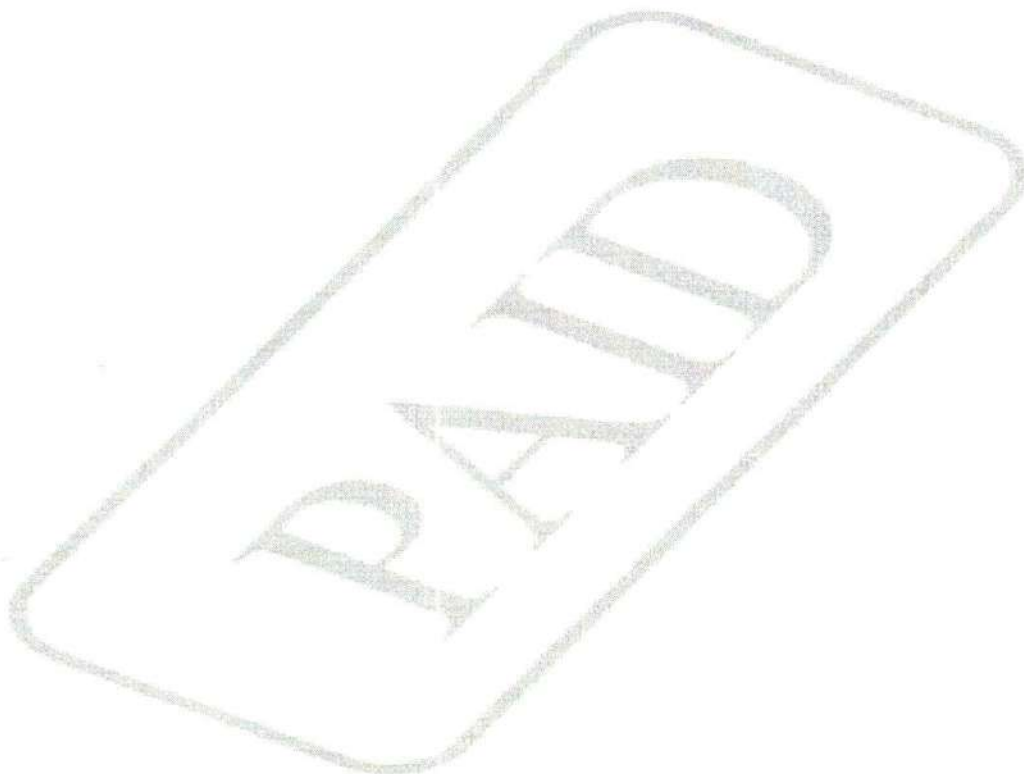
Depositor's Name: Mr GANAPATI CONSTRUCTION
Mobile: 9903423220

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250326285488	Directorate of Registration & Stamp Revenue	339494
Total			339494

IN WORDS: THREE LAKH THIRTY NINE THOUSAND FOUR HUNDRED NINETY FOUR ONLY.

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



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KRISHNA DASGUPTA
PRAFULLA KUMAR SENGUPTA
02/12/1940

Permanent Account Number
ADJPD7846D

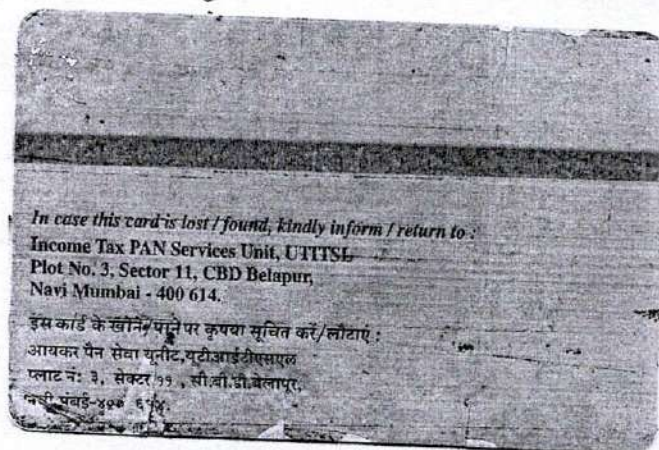
Krishna Dasgupta
Signature



L.T. I. of Krishna Dasgupta
by the pen of:- Bikram Dasgupta



Ashok Paul



आयकर विभाग
INCOME TAX DEPARTMENT
ARUN KUMAR BAYEN
BASARI MOHAN BAYEN

26/12/1977
Permanent Account Number
BEGPB4031P

भारत सरकार
GOVT. OF INDIA



Arun Kumar Bayen

Arun Kr. Bayen.

James M. Coffey

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



ANLPS8004N

नाम/ Name
MANOJ SARDAR

पिता का नाम/ Father's Name
PALAN CHANDRA SARDAR

जन्म की तारीख/ Date of Birth
09/08/1977

Manoj Sardar
हस्ताक्षर/ Signature



03102017

Manoj Sardar



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEIPN1026M

नाम / Name
CHIRANJIT NASKAR

पिता का नाम / Father's Name
RATAN NASKAR

जन्म की तारीख / Date of Birth
28/03/1984

Chiranjit Naskar
हस्ताक्षर / Signature

22062017

Chiranjit Naskar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYAMAL GHOSH
HARAMOHAN GHOSH
15/06/1974
Permanent Account Number
AHZPG4877F

Shyamal Ghosh
Signature



Shyamal Ghosh

2020-2021

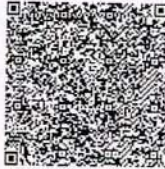
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXFG2152N



नाम / Name
GANAPATI CONSTRUCTION

26032022

निगमन / गठन की तारीख
Date of Incorporation/Formation
19/08/2021

GANAPATI CONSTRUCTION

Hanoj Sarda

Partner

GANAPATI CONSTRUCTION

Shujamal Ghosh

Partner

GANAPATI CONSTRUCTION

Chandit Nishu

Partner

GANAPATI CONSTRUCTION

Arun Ar. Bajen

Partner

GANAPATI CONSTRUCTION

Ashok Kant

Partner

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटार्हें:

आयकर पैन सेवा इकाई, एन एस डी एल
चौधी मंजिल, मंत्री स्टडींग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Major Information of the Deed



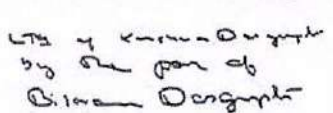
Deed No :	I-1629-05888/2024	Date of Registration	24/12/2024
Query No / Year	1629-2003222407/2024	Office where deed is registered	
Query Date	19/12/2024 10:34:10 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Samar Das High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903423220, 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. 49,00,000/-	Rs. 49,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,94,020/- (Article:23)	Rs. 49,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Tentulberia Road, Mouza: Tentulberia, , Holding No:650 JI No: 44, , Tentulberia Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-662 (RS :-654)	LR-408	Bastu	Bastu	4 Katha 6 Chatak 33 Sq Ft	49,00,000/-	49,00,000/-	Width of Approach Road: 12 Ft.,
Grand Total :					7.2944Dec	49,00,000 /-	49,00,000 /-	



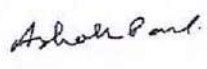


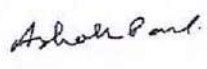


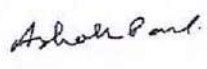











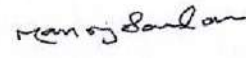


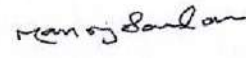


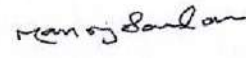
Seller Details :



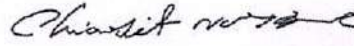


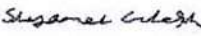
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Krishna Dasgupta Wife of Late Bijoy Krishna Dasgupta Executed by: Self, Date of Execution: 24/12/2024 , Admitted by: Self, Date of Admission: 24/12/2024 ,Place : office by Sign and Sound	 24/12/2024	 Captured LTI 24/12/2024	 24/12/2024

Buyer Details :



SI No	Name,Address,Photo,Finger print and Signature
1	Ganapati Construction 1559, Tentulberia, Garia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX1 , PAN No.:: aaxxxxxx2n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Ashok Paul Son of Mr Sankar Paul Date of Execution - 24/12/2024, , Admitted by: Self, Date of Admission: 24/12/2024, Place of Admission of Execution: Office </td> <td>  Dec 24 2024 11:05AM </td> <td>  Captured LTI 24/12/2024 </td> <td>  24/12/2024 </td> </tr> </tbody> </table> <p>Arobinda Pally, Tentulberia, Garia, Srirampur, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: axxxxxxx9c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ganapati Construction (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Ashok Paul Son of Mr Sankar Paul Date of Execution - 24/12/2024, , Admitted by: Self, Date of Admission: 24/12/2024, Place of Admission of Execution: Office	 Dec 24 2024 11:05AM	 Captured LTI 24/12/2024	 24/12/2024
Name	Photo	Finger Print	Signature						
Mr Ashok Paul Son of Mr Sankar Paul Date of Execution - 24/12/2024, , Admitted by: Self, Date of Admission: 24/12/2024, Place of Admission of Execution: Office	 Dec 24 2024 11:05AM	 Captured LTI 24/12/2024	 24/12/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Arun Kumar Bayen Son of Late Basari Mohan Bayen Date of Execution - 24/12/2024, , Admitted by: Self, Date of Admission: 24/12/2024, Place of Admission of Execution: Office </td> <td>  Dec 24 2024 11:06AM </td> <td>  Captured LTI 24/12/2024 </td> <td>  24/12/2024 </td> </tr> </tbody> </table> <p>Tentulberia Madhya Para, Garia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: bexxxxxx1p,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ganapati Construction (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Arun Kumar Bayen Son of Late Basari Mohan Bayen Date of Execution - 24/12/2024, , Admitted by: Self, Date of Admission: 24/12/2024, Place of Admission of Execution: Office	 Dec 24 2024 11:06AM	 Captured LTI 24/12/2024	 24/12/2024
Name	Photo	Finger Print	Signature						
Mr Arun Kumar Bayen Son of Late Basari Mohan Bayen Date of Execution - 24/12/2024, , Admitted by: Self, Date of Admission: 24/12/2024, Place of Admission of Execution: Office	 Dec 24 2024 11:06AM	 Captured LTI 24/12/2024	 24/12/2024						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Manoj Sardar Son of Late Palan Chandra Sardar Date of Execution - 24/12/2024, , Admitted by: Self, Date of Admission: 24/12/2024, Place of Admission of Execution: Office </td> <td>  Dec 24 2024 11:02AM </td> <td>  Captured LTI 24/12/2024 </td> <td>  24/12/2024 </td> </tr> </tbody> </table> <p>Tentulberia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: anxxxxxx4n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ganapati Construction (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Manoj Sardar Son of Late Palan Chandra Sardar Date of Execution - 24/12/2024, , Admitted by: Self, Date of Admission: 24/12/2024, Place of Admission of Execution: Office	 Dec 24 2024 11:02AM	 Captured LTI 24/12/2024	 24/12/2024
Name	Photo	Finger Print	Signature						
Mr Manoj Sardar Son of Late Palan Chandra Sardar Date of Execution - 24/12/2024, , Admitted by: Self, Date of Admission: 24/12/2024, Place of Admission of Execution: Office	 Dec 24 2024 11:02AM	 Captured LTI 24/12/2024	 24/12/2024						

4	Name	Photo	Finger Print	Signature
	Mr Chiranjit Naskar (Presentant) Son of Mr Ratan Naskar Date of Execution - 24/12/2024, , Admitted by: Self, Date of Admission: 24/12/2024, Place of Admission of Execution: Office	 Dec 24 2024 11:03AM	 Captured LTI 24/12/2024	 24/12/2024
Tentulberia, Garia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: aexxxxxx6m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ganapati Construction (as Partner)				
5	Name	Photo	Finger Print	Signature
	Mr Shyamal Ghosh Son of Haramohan Ghosh Date of Execution - 24/12/2024, , Admitted by: Self, Date of Admission: 24/12/2024, Place of Admission of Execution: Office	 Dec 24 2024 11:03AM	 Captured LTI 24/12/2024	 24/12/2024
Tentulberia, Paschim Para, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ahxxxxxx7f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ganapati Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bikram Dasgupta Son of Late Bijoy Krishna Dasgupta 1/1B, Raipur Road East, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	 24/12/2024	 Captured 24/12/2024	 24/12/2024
Identifier Of Mrs Krishna Dasgupta, Mr Ashok Paul, Mr Arun Kumar Bayen, Mr Manoj Sardar, Mr Chiranjit Naskar, Mr Shyamal Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Dasgupta	Ganapati Construction-7.29437 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Tentulberia Road, Mouza: Tentulberia, , Holding No:650 JI No: 44, , Tentulberia Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 662, LR Khatian No:- 408	Owner: ক্রমা দাসগুপ্ত, Gurdian: বিজয়কৃষ্ণ , Address: নিজ , Classification: বাগ, Area: 0.10000000 Acre,	Mrs Krishna Dasgupta

Endorsement For Deed Number : I - 162905888 / 2024

On 24-12-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 10:58 hrs on 24-12-2024, at the Office of the A.D.S.R. GARIA by Mr Chiranjit Naskar .

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 49,00,000/-

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

Execution is admitted on 24/12/2024 by Mrs Krishna Dasgupta, by sign and Sound, Wife of Late Bijoy Krishna Dasgupta, 1/1B, Raipur Road East, Jadavpur, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person

Indetified by Mr Bikram Dasgupta, , , Son of Late Bijoy Krishna Dasgupta, 1/1B, Raipur Road East, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Others

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

Execution is admitted on 24-12-2024 by Mr Ashok Paul, Partner, Ganapati Construction (Partnership Firm), 1559, Tentulberia, Garia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Bikram Dasgupta, , , Son of Late Bijoy Krishna Dasgupta, 1/1B, Raipur Road East, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Others

Execution is admitted on 24-12-2024 by Mr Arun Kumar Bayen, Partner, Ganapati Construction (Partnership Firm), 1559, Tentulberia, Garia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Bikram Dasgupta, , , Son of Late Bijoy Krishna Dasgupta, 1/1B, Raipur Road East, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Others

Execution is admitted on 24-12-2024 by Mr Manoj Sardar, Partner, Ganapati Construction (Partnership Firm), 1559, Tentulberia, Garia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Bikram Dasgupta, , , Son of Late Bijoy Krishna Dasgupta, 1/1B, Raipur Road East, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Others

Execution is admitted on 24-12-2024 by Mr Chiranjit Naskar, Partner, Ganapati Construction (Partnership Firm), 1559, Tentulberia, Garia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Bikram Dasgupta, , , Son of Late Bijoy Krishna Dasgupta, 1/1B, Raipur Road East, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Others

Execution is admitted on 24-12-2024 by Mr Shyamal Ghosh, Partner, Ganapati Construction (Partnership Firm), 1559, Tentulberia, Garia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Bikram Dasgupta, , , Son of Late Bijoy Krishna Dasgupta, 1/1B, Raipur Road East, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,014.00/- (A(1) = Rs 49,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 49,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/12/2024 8:11PM with Govt. Ref. No: 192024250326285488 on 21-12-2024, Amount Rs: 49,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 9574304874625 on 21-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,94,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,89,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1431, Amount: Rs.5,000.00/-, Date of Purchase: 12/12/2024, Vendor name:

Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 21/12/2024 8:11PM with Govt. Ref. No: 192024250326285488 on 21-12-2024, Amount Rs: 2,89,020/-,

Bank: SBI EPay (SBlePay), Ref. No. 9574304874625 on 21-12-2024, Head of Account 0030-02-103-003-02



Sanjeev Kumar Shaw
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1629-2024, Page from 145250 to 145281
being No 162905888 for the year 2024.



(Sanjeev Kumar Shaw) 27/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

Digitally signed by SANJEEV KUMAR SHAW
Date: 2024.12.27 13:15:44 +05:30
Reason: Digital Signing of Deed.

DATE : 24TH DAY OF DECEMBER,
TWO THOUSAND TWENTY FOUR

B E T W E E N

MRS. KRISHNA DASGUPTA

... VENDOR

AND

GANAPATI CONSTRUCTION

... PURCHASER

DEED OF SALE



MR. SAMAR DAS

ADVOCATE

HIGH COURT, CALCUTTA

CHAMBER :

S-2, KIRON APARTMENT, BALIA RF

MORE, GARIA STATION ROAD,
KOLKATA - 700084.

Mobile No : 99034-23320.

email : samaradv1980@gmail.com
