

6271/24

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 970583

M.V- 1,60,000
D- 3192378
19/12/2024

Certified that the above is a correct copy of the original document and the registration fee and the stamp duty are duly paid with this document and the original document.

19/12/2024

Addl. Dist. Sub Registrar,
Kalyani Nadia

19 DEC 2024

DEED OF SALE

Signature

This **DEED OF SALE** is made on this **19th** day of December 2024.

BETWEEN

SRI DEBASIS CHAKRABARTI (PAN- AAAPC6641B), son of Late Kulendu Chakrabarti, by Occupation- Marketing Professional, residing at S-2/22 Shree Dwarkadhish Co. Op. Housing Society, Bangur Nagar, Goregaon West, Motilal Nagar, P.O. & P.S. Bangur Nagar, Mumbai, Pin 400104, Maharashtra. by Religion- Hindu, by Nationality- Indian hereinafter called the **LAND OWNER / SELLER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART.**

AND

“SIDDHI VINAYAK CONSTRUCTION” (PAN- AEQFS0443B) having its registered address at B-9/26(CA), P.O. & P.S. Kalyani, Dist. Nadia, West Bengal, Pin- 741235, represented by the Partners:- **1) SRI AMIT KUMAR DAS** (PAN- AISPD5711F), S/O- SRI AJIT KUMAR DAS, residing at B-2/216, P.O. & P.S. Kalyani, Dist. Nadia, Pin-741235, West Bengal, by Occupation- Business, by Religion- Hindu, by Nationality- Indian, **2) SRI SUMIT PANSARI** (PAN- AEOPA4090A), S/O- SRI LAKHI PRASAD PANSARI, residing at B-13/2, P.O. & P.S. Kalyani, Dist. Nadia, Pin- 741235, West Bengal, by Occupation- Business, by Religion- Hindu, by Nationality- Indian, **3) SRI ASHUTOSH SARKAR** (PAN- CBDPS1824E), S/O SRI ASHISH KUMAR SARKAR, residing at B-1/76, P.O. & P.S. Kalyani, Dist. Nadia, Pin-741235, West Bengal, by Occupation- Business, by Religion- Hindu, by Nationality- Indian, hereinafter referred to as the **DEVELOPERS / PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective

Signature
Date

heirs, executors, administrators, representatives and assigns) of the **SECOND PART.**

AND WHEREAS the Governor of the state of West Bengal was a original owner of the below scheduled land along with single storied brick built dwelling house situated at B-7/59, Kalyani, P.O.& P.S. Kalyani, Dist. Nadia, Pin - 741235 in West Bengal.

AND WHEREAS a deed of Indenture executed between the Governor of the State of West Bengal and Sri Kulendu Chakravorti, son of Charu Chandra Chakravorti on 16/08/1967 duly registered before the Sub Registrar of Ranaghat, in Book No - I, Vol No - 126, Pages from 96 to 101, being No. 8770 for the year 1967.

AND WHEREAS the said Sri Kulendu Chakravorti had paid all dues, consideration mentioned therein to the Govt. of West Bengal, after that the original owner i.e. Governor of the state of West Bengal sold out the said messauges, tenements, land hereditaments and right, title, interest over the said rent free plot with single storied brick built dwelling house in favour of Sri Kulendu Chakravorti by virtue of a Deed of Conveyance, being Book No. I, Volume No. 19, Page No. 230 to 236, being No. 844 for the year 1987, at the office of the Additional District Sub Registrar at Kalyani, Dist. Nadia and by virtue of the said purchase Sri Kulendu Chakravorti acquired valid right, title, interest, messuages, tenements, land hereditaments of the said premises thereto.

AND WHEREAS said Kulendu Chakravorti while in possession of the said property died intestate on 06.04.2003, leaving behind his two daughters and one son namely (1) Smt. Sujata Chakraborty W/O Sri Rabindranath Chakraborty (2) Smt. Sumita Chaudhuri W/O Late Debashish Chaudhuri (3) Sri Debasis

Signature

Chakrabarti as his only legal heirs and successors to inherit his immovable properties and his wife Uma Chakrabarty died on 24/03/2020.

AND WHEREAS in the aforesaid manner, (1) Smt. Sujata Chakraborty (2) Smt. Sumita Chaudhuri (3) Sri Debasis Chakrabarti, became the sole legal heirs and successors according to Law Of Inheritance of the said landed property measuring 05 (Five) Cottahs, 01(One) Chataks and 38 (Thirty Eight) Square Feet situated and being built house No. B-7/59 lying and situated at Kalyani, being Plot No. 59 in Sub-Block No. B-7 of Block 'B' in the Township of Kalyani, in the Sub-Division of Kalyani, in the Dist. of Nadia, P.O. & P.S. Kalyani, which is morefully described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS thereafter said (1) Smt. Sujata Chakraborty (2) Smt. Sumita Chaudhuri (3) Sri Debasis Chakrabarti took possession of the said property and mutated their names in the Kalyani Municipality in respect of the said property, as Plot No.B-7/59, Kalyani, Nadia 741235, W.B.

AND WHEREAS being the lawful owners of the aforesaid property (1) Smt. Sujata Chakraborty (2) Smt. Sumita Chaudhuri (3) Sri Debasis Chakrabarti herein absolutely seized and possessed of and/or well and sufficiently entitled to the said property which is morefully described in the **FIRST SCHEDULE** hereunder written without any interruption and hindrance from any quarters.

AND WHEREAS the said (1) Smt Sujata Chakraborty (2) Smt Sumita Chaudhuri intend to gift their undivided $\frac{2}{3}$ rd share of the said property **ALL THAT** the brick built messuage tenement or dwelling houses together with the revenue free piece or parcel of land thereunto belonging and on part whereof the same is erected and built containing by estimation 05 (Five) Cottahs, 01(One) Chataks and 38 (Thirty Eight) Square Feet be the same a little more or less situate lying at and being Plot No. B-7/59, P.O. & P.S. Kalyani, Dist. Nadia, Pin- 741235, W.B., morefully

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described in the Schedule hereunder in favour of their only brother Sri Debasis Chakrabarti.

AND WHEREAS (1) Smt. Sujata Chakraborty and (2) Smt. Sumita Chaudhuri gifted their 2/3rd share of the said property in favour of Sri Debasis Chakrabarti by a **"DEED OF GIFT"** which was executed and registered on 06/09/2024 and recorded in Book No- I, Vol No. 1303-2024, Pages from 77807 to 77824, being No. 130304547 for the year 2024 at the A.D.S.R. Office at Kalyani, Nadia,

AND WHEREAS thereafter Sri Debasis Chakrabarti took possession of the said property and mutated his name in the Kalyani Municipality in respect of the said property, Holding No. B-7/59, Kalyani, Nadia.

AND WHEREAS being the lawful owner of the aforesaid property the Landowner herein absolutely seized and possessed of and/or well and sufficiently entitled to the said property which is morefully described in the **FIRST SCHEDULE** hereunder written without any interruption and hindrance from any quarters.

AND WHEREAS the Seller above named is the owner and possessor of the below scheduled plot of land, due to changed situation in family has decided to sell the property more specifically described in the schedule below, to the developers above named.

AND WHEREAS the developers above named have offered a sum of **Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakh) only** as total consideration money of the below scheduled property, the Seller has accepted the same and agreed to sale the below scheduled property to the developers above named at the said price considering the said offer quite reasonable in view of present market value.

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NOW THIS DEED WITNESSES that in consideration of the total sum of **Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakh)** only paid by the developers to the Seller, the receipt whereof the Seller do hereby admit and acknowledge, the Seller doth hereby grant, convey, sell, transfer, assign and assure unto and to the use of the developers, freely and voluntarily, more specifically mentioned and described in the schedule hereto **TOGETHER WITH** all ditches, ways, waters, water courses, electric connection, rights, liberties, privileges, easements and appurtenances whatsoever to the sold property belonging or in any way appertaining or usually held or occupied therewith, or reputed to belong or be appurtenant thereto **AND** all the estate, right, title, interest, claim and demand whatsoever of the Sellers unto or upon the sale property and every part thereof, in law and equity, is hereby absolutely transferred to the Purchaser by way of sale with all powers and liberties **TO ENTER UPON AND TO HAVE, HOLD, OWN AND POSSESS** the same unto and to the use of the Purchaser.

AND WHEREAS the Seller doth hereby covenant with the developers: **1) THAT NOT WITHSTANDING** any act, deeds, matter or things the Seller done or executed or suffered to the contrary done is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and building and every part thereof and **2) THAT NOT WITHSTANDING** as aforesaid the Seller now has in hereof good right, full power, absolute authority and indefeasible title to grant, convey, sell, transfer, assign and assure **ALL THAT AND SINGULAR** the said land and building hereby created, conveyed and transferred or expressed or intended to be unto and to the use of the developers in the manner aforesaid according to the true intent and meaning of these presents and **3) THAT** the developers shall and will and can from time to time, and at all times hereafter peaceably and quietly enter into hold, possessed and enjoy the said land and

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building hereby granted sold and convey and receive and take rents, issues and profits thereof and every part thereof.

AND IT IS FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) That with effect from the date of these presents, the developers shall pay Municipal Taxes and other statutory dues in respect of the said land and building independently and the developers shall be entitled to effect mutation of its name as the owner of the said land and building in the record of the Municipality and other authorities.
- 2) That the developers shall have full and absolute property right in respect of the said land and building.
- 3) The developers shall also be entitled to sell, mortgage, lease, let out, gift, transfer or in any way alienate or dispose of the said land and building hereby conveyed as per their desire from today.
- 4) The Seller declares that the demised land and building is free from all encumbrances and has not entered into any other agreement in respect of the aforesaid land and building with any other person.
- 5) The developers shall and can at all times hereafter peaceably and quietly possess and enjoy the said messuage, tenement or dwelling house and land hereditaments and premises and received the rents and issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Seller.
- 6) The Seller hereby finally deliver possession of the sold property in favour of the developers, **TO HAVE AND TO HOLD** the same peaceably and quietly

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for their sole use and benefit absolutely and unconditionally forever, without any claim or demand whatsoever from the Seller.

7) The Seller has good right, full power and absolute and indefeasible authority to sell, grant, transfer and convey the property mentioned in the schedule and every part thereof unto and to the use of the developers in the manner aforesaid and according to the true intent and meaning of these presents.

8) The Seller assert and declare that the below schedule property is free from all encumbrances and they have good, clear marketable title over the property.

9) The developers shall at all times hereafter regularly and make payment of all Municipal taxes , other taxes and statutory dues and other impositions which may be imposed or become payable in respect of the schedule property.

10) The developers after the purchase shall apply for and obtain mutation for the schedule property.

11) The legal heirs of the both parties shall be binding upon the conditions of this Deed of Sale.

12) It has been mutually agreed by Seller and Developer, name of new redeveloped building will be 'UMA ABASAN.'

SCHEDULE ABOVE REFERRED TO
(Description of land)

ALL THAT piece or parcel of rent/revenue free of land including two storied residential structure having the ground floor 629 sq.ft and 1st floor 629 sq.ft more or less **Holding No. B-7/59** situated thereon land measuring **05 (Five) Cottahs, 01(One) Chataks and 38 (Thirty Eight) Square Feet**, to be the same a little more or less, being **Plot No. 59** in Sub-Block No. **B -7** of Block '**B**' in the Township of

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Kalyani, in the Sub-Division of Kalyani, P.O. & P.S. Kalyani, in the Dist.- Nadia, W.B., butted and bounded by as follows :

On the North by - Plot No: B-7/41.

On the East by - Plot No: B-7/58.

On the South by - 30 ft wide Road.

On the West by - Plot No: B-7/60.

IN WITNESS WHEREOF the parties here to Set and subscribe their hands on this day and the Year first here in above written.

Self attested passport size photographs and impression of ten fingers of the respective hands of the Sellers and Purchaser are annexed herewith in a separate sheet, which do form the part and parcel of this Deed.

SIGNED, SEALED AND DELIVERED BY THE SELLER :

Debasis Chandraakarti

SIGNED, SEALED AND DELIVERED BY THE PURCHASERS:

<i>Amal Kumar Das</i>	<i>Sumit Panigrahi</i>	<i>Asmita Saha</i>
SIDDHI VINAYAK CONSTRUCTION	SIDDHI VINAYAK CONSTRUCTION	
Partner	Partner	Partner

In Presence of:

1. Sayantani Basu
B-8/245, Kalyani
Nadia - 741235.

2. Ananya Ghosh
B-16/209
Kalyani - 741235.

Prepared and Drafted by

Sourav Ghosh

(Sourav Ghosh)

Advocate, Kalyani Court, Nadia,
Enrolment No. F-1033/2006.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of **Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakh)** only, being the consideration money in full payable under these presents.

<u>Sl. No.</u>	<u>By Cash/Cheque No</u>	<u>Dated</u>	<u>Drawn On</u>	<u>Amount</u>
01.	Online Transfer	16/08/24	IOB	10,00,000/-
02.	Online Transfer	06/09/24	IOB	50,00,000/-
03.	Online Transfer	06/09/24	Yes Bank	10,00,000/-
04.	TDS 1%	18/12/24	IOB	1,60,000/-
05.	Online Transfer	19/12/24	IOB	45,00,000/-
06.	Online Transfer	19/12/24	IOB	43,40,000/-

Total Rs. 1,60,00,000/-
(Rupees One Crore Sixty Lakh) only.

SIDDHI VINAYAK CONSTRUCTION SIDDHI VINAYAK CONSTRUCTION
Sanjay Kumar Das. Sumit Pansari Ashish S.L.
 Partner Partner Partner Partner

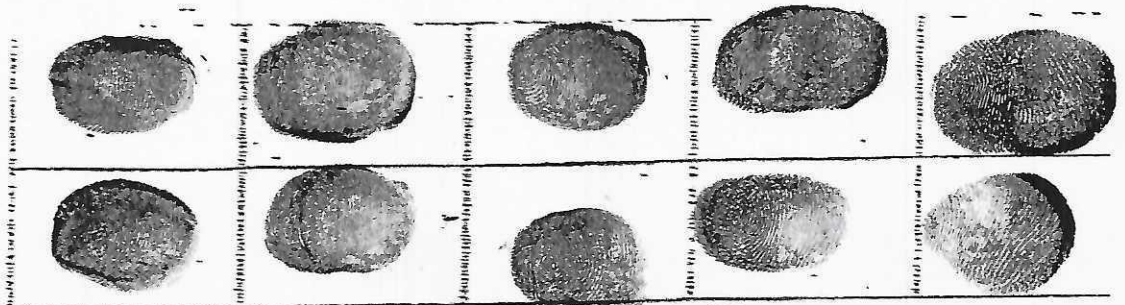
PURCHASERS/DEVELOPERS

Debasis Chakrabarti
LAND OWNER / SELLER

FINGER IMPRESSION AND PHOTOGRAPH



Debasis Chakrabarti

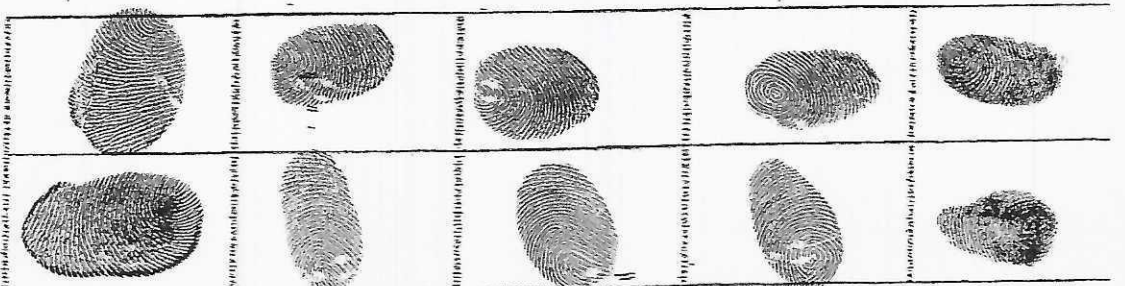


Above given finger impression of me attested by me

Debasis Chakrabarti

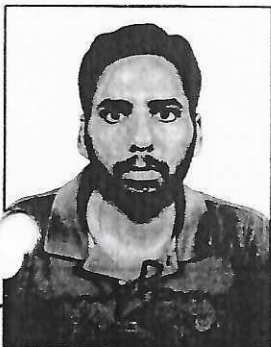


Anil Kumar Das



Above given finger impression of me attested by me

Anil Kumar Das

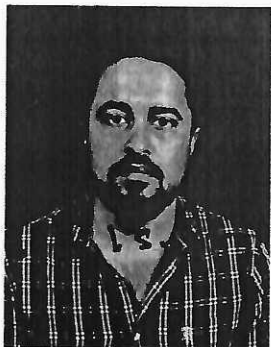


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Above given finger impression of me attested by me

Sumit Pansari



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Above given finger impression of me attested by me

A. L. S. S. S. S.



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



192024250321696958

GRN Details

GRN:	192024250321696958	Payment Mode:	SBI Epay
GRN Date:	18/12/2024 17:12:01	Bank/Gateway:	SBIPay Payment Gateway
BRN :	5347591085813	BRN Date:	18/12/2024 17:12:19
Gateway Ref ID:	20241218790513	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	181220242032169694	Payment Init. Date:	18/12/2024 17:12:01
Payment Status:	Successful	Payment Ref. No:	2003192378/3/2024
[Query No.*Query Year]			

Depositor Details

Depositor's Name:	Ms SIDDHI VINAYAK CONSTRUCTION
Address:	KALYANI
Mobile:	9830222404
Period From (dd/mm/yyyy):	18/12/2024
Period To (dd/mm/yyyy):	18/12/2024
Payment Ref ID:	2003192378/3/2024
Dept Ref ID/DRN:	2003192378/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
	2003192378/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	1115010
	2003192378/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	160007
Total				1275017

IN WORDS: TWLEVE LAKH SEVENTY FIVE THOUSAND SEVENTEEN ONLY.

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Challan-cum-statement of deduction of tax under
section 194-IA (Form 26QB)



e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

Acknowledgement Number: AL19076724

Challan Identification Number (CIN): 24121800044803ICIC

Date of e-Filing: 18-Dec-2024

PAN: AEQFS0443B

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2025-26	2024-25	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)
Residential Status of the Seller		Payment Mode	Bank Name
Resident		Net Banking	ICICI Bank

Buyer Details

Name	PAN	Category of PAN
SIDDHI VINAYAK CONSTRUCTION	AEQFS0443B	Firm
Mobile Number	Email ID	Whether more than one Buyer
+91 6290230018	ramchoudhury108@gmail.com	No

Address Details

B-9/26 (CA), KALYANI NADIA, Kalyani, Kalyani H.O, NADIA, West Bengal, INDIA, 741235

Seller Details

Name	PAN	Category of PAN
DXXXXXS CXXXXXXXXXXI	AAAPC6641B	Individual
Mobile Number	Email ID	Whether more than one Seller
+91 9830222404	sumit.ag.82@gmail.com	No

Address Details

S-2/22 SHREE DWARKADHISH CO OP HOUSING SOCIETY, BANGUR NAGAR, GOREGAON WEST, MOTILAL NAGAR, Bangur Nagar, Bangur Nagar S.O, MUMBAI, Maharashtra, INDIA, 400104

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	18-Dec-2024	₹ 1,60,00,000	B-7/59, KALYANI, NADIA, Kalyani, Kalyani H.O, NADIA, West Bengal, INDIA, 741235
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	18-Dec-2024	18-Dec-2024	₹ 1,60,00,000
	Whether stamp duty value is higher than sale consideration ?	Total stamp duty value of the property	
	No	₹ 1,60,00,000	

Tax Deposit Details

Amount on which TDS to be deducted	₹ 1,60,00,000
TDS Amount	₹ 1,60,000
(a) Basic Tax	₹ 1,60,000
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 1,60,000
In words	Rupees one lakh sixty thousand Only

(This is a computer generated Acknowledgement Receipt and needs no signature)

Major Information of the Deed

Deed No :	I-1303-06263/2024	Date of Registration	19/12/2024
Query No / Year	1303-2003192378/2024	Office where deed is registered	
Query Date	17/12/2024 7:29:29 AM	A.D.S.R. KALYANI, District: Nadia	
Applicant Name, Address & Other Details	BIKASH MONDAL PRIYANAGAR, Thana : Chakdaha, District : Nadia, WEST BENGAL, PIN - 741248, Mobile No. : 9851274174, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 1,60,00,000/-	Rs. 1,60,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,20,010/- (Article:23)	Rs. 1,60,007/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

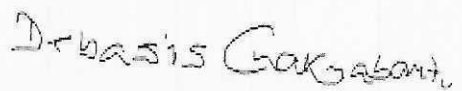
District: Nadia, P.S:- Kalyani, Municipality: KALYANI, Road: Block-B7(R) main Road, Mouza: Block-B7(R), JI No: 0, Pin Code : 741235

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-59		RentFree Viti/Bastu (Freehold)	RentFree Viti/Bastu (Freehold)	5 Katha 1 Chatak 38 Sq Ft	1,40,00,000/-	1,40,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					8.4402Dec	140,00,000 /-	140,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1258 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 629 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 629 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1258 sq ft	20,00,000 /-	20,00,000 /-	

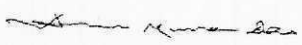
Seller Details :

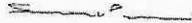
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DEBASIS CHAKRABARTI (Presentant) Son of Late KULENDU CHAKRABARTI Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 19/12/2024 ,Place : Office	Photo  19/12/2024	Finger Print  Captured 19/12/2024 LTI	Signature  19/12/2024
S-2/22 SHREE DWARKADHISH CO. OP. HOUSING SOCIETY BANGUR NAGAR GOREGAON WEST MOTILAL NAGAR, City:- Not Specified, P.O:- BANGUR NAGAR, P.S:-GOREGAON, District:-Mumbai, Maharashtra, India, PIN:- 400104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: AAXxxxxx1B, Aadhaar No: 33xxxxxxxx7422, Status :Individual, Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 19/12/2024 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SIDDHI VINAYAK CONSTRUCTION B-9/26 CA KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Date of Incorporation:XX-XX-2XX2 , PAN No.: AExxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AMIT KUMAR DAS Son of Mr AJIT KUMAR DAS Date of Execution - 19/12/2024 , , Admitted by: Self, Date of Admission: 19/12/2024, Place of Admission of Execution: Office	Photo  Dec 19 2024 1:59PM	Finger Print  Captured 19/12/2024 LTI	Signature  19/12/2024
B-2/216 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: Alxxxxxx1F, Aadhaar No: 38xxxxxxxx2212 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNER)				

2	Name Mr SUMIT PANSARI Son of Mr LAKHI PRASAD PANSARI Date of Execution - 19/12/2024, , Admitted by: Self, Date of Admission: 19/12/2024, Place of Admission of Execution: Office	Photo  Dec 19 2024 1:57PM	Finger Print  Captured LTI 19/12/2024	Signature  19/12/2024
B-13/2 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: AExxxxxx0A, Aadhaar No: 26xxxxxxxx8299 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNER)				
3	Name Mr ASHUTOSH SARKAR Son of Mr ASHISH KUMAR SARKAR Date of Execution - 19/12/2024, , Admitted by: Self, Date of Admission: 19/12/2024, Place of Admission of Execution: Office	Photo  Dec 19 2024 1:59PM	Finger Print  Captured LTI 19/12/2024	Signature  19/12/2024
B-1/76 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: CBxxxxxx4E, Aadhaar No: 22xxxxxxxx9700 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNER)				

Identifier Details :

Name Mr SOURAV GHOSH Son of Mr BIJOY KUMAR GHOSH 9-16/65 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235	Photo  19/12/2024	Finger Print  Captured 19/12/2024	Signature  19/12/2024
Identifier Of Mr DEBASIS CHAKRABARTI, Mr AMIT KUMAR DAS, Mr SUMIT PANSARI, Mr ASHUTOSH SARKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASIS CHAKRABARTI	SIDDHI VINAYAK CONSTRUCTION-8.44021 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASIS CHAKRABARTI	SIDDHI VINAYAK CONSTRUCTION-1258.00000000 Sq Ft

Endorsement For Deed Number : I - 130306263 / 2024

On 19-12-2024

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 13:53 hrs on 19-12-2024, at the Office of the A.D.S.R. KALYANI by Mr DEBASIS CHAKRABARTI ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,60,00,000/-

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

Execution is admitted on 19/12/2024 by Mr DEBASIS CHAKRABARTI, Son of Late KULENDU CHAKRABARTI, S-2/22 SHREE DWARKADHISH CO. OP. HOUSING SOCIETY BANGUR NAGAR GOREGAON WEST MOTILAL NAGAR, P.O: BANGUR NAGAR, Thana: GOREGAON, , Mumbai, MAHARASHTRA, India, PIN - 400104, by caste Hindu, by Profession Service

Indetified by Mr SOURAV GHOSH, , , Son of Mr BIJOY KUMAR GHOSH, B-16/65 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-12-2024 by Mr AMIT KUMAR DAS, PARTNER, SIDDHI VINAYAK CONSTRUCTION, B-9/26 CA KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

Indetified by Mr SOURAV GHOSH, , , Son of Mr BIJOY KUMAR GHOSH, B-16/65 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Execution is admitted on 19-12-2024 by Mr SUMIT PANSARI, PARTNER, SIDDHI VINAYAK CONSTRUCTION, B-9/26 CA KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

Indetified by Mr SOURAV GHOSH, , , Son of Mr BIJOY KUMAR GHOSH, B-16/65 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Execution is admitted on 19-12-2024 by Mr ASHUTOSH SARKAR, PARTNER, SIDDHI VINAYAK CONSTRUCTION, B-9/26 CA KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

Indetified by Mr SOURAV GHOSH, , , Son of Mr BIJOY KUMAR GHOSH, B-16/65 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,60,007.00/- (A(1) = Rs 1,60,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,60,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2024 5:12PM with Govt. Ref. No: 192024250321696958 on 18-12-2024, Amount Rs: 1,60,007/-, Bank: SBI EPay (SBlePay), Ref. No. 5347591085813 on 18-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,20,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 11,15,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 332, Amount: Rs.5,000.00/-, Date of Purchase: 18/12/2024, Vendor name: S K Sen

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/12/2024 5:12PM with Govt. Ref. No: 192024250321696958 on 18-12-2024, Amount Rs: 11,15,010/-,
Bank: SBI EPay (SBlePay), Ref. No. 5347591085813 on 18-12-2024, Head of Account 0030-02-103-003-02



Abhijit Chatterjee

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KALYANI

Nadia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1303-2024, Page from 108930 to 108950
being No 130306263 for the year 2024.



Digitally signed by Abhijit chatterjee
Date: 2024.12.19 14:45:20 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 19/12/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI
West Bengal.