

5/2/25

I-565/2025



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

L 683143

L 683143

M.V. - 1,60,000/-
D-317539
04/02/2025

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.

04/02/2025

Addl. Dist. Sub Registrar
Kalyani Nadia

4 FEB 2025

DEED OF SALE

[Handwritten signature]

This **DEED OF SALE** is made on this 4th day of February 2025.

BETWEEN

(1) **SRI DEBASIS BANERJEE** (PAN- CNYPB5975N & OCI NO. A 130388), S/O Late Murali Mohan Banerjee, by Occupation – Service, resident of B-7/16, P.O. & P.S. Kalyani, Dist- Nadia, Pin- 741235, West Bengal, presently residing at 17, Cascade Drive, Vermont South, VIC 3133 Australia, (2) **SRI SAUMITRA BANERJEE** (PAN- GKCPB8629A & OCI NO. A 4565958), S/O Late Murali Mohan Banerjee, by Occupation – Service, resident of B-7/16, P.O. & P.S. Kalyani, Dist- Nadia, Pin- 741235, West Bengal, presently residing at 230, Karoo Road, Rowville, VIC Australia, (3) **SRI SUDIPTA BANDYOPADHYAY** (PAN- AFGPB9486G & OCI NO. A 1487279), S/O Late Murali Mohan Banerjee, by Occupation – Professional, resident of B-7/16, P.O. & P.S. Kalyani, Dist- Nadia, Pin- 741235, West Bengal, presently residing at 25, Georgia Way, Success, WA 6164, Australia, and (4) **SMT SANCHITA BANERJEE** (PAN- CMGPB4175H), W/O Late Sandip Banerjee, by Occupation – Service, resident of B-7/16, P.O. & P.S. Kalyani, Dist. Nadia, Pin- 741235, West Bengal, presently residing at 63, Rabindra Pally, Panchanantala, Morepukur, Bamunara, P.O. & P.S. Rishra, Dist- Hooghly, Pin- 712250, West Bengal, all by Religion- Hindu, by Nationality- Indian, hereinafter called the **LAND OWNERS/SELLERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their 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.

*Sp/mon
2025*

Kalyani, Dist. Nadia, Pin-741235, West Bengal, by Occupation- Business, 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 and 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, all 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 its respective heirs, executors, administrators, representatives and assigns) of the **SECOND PART.**

WHEREAS the Governor of the state of West Bengal was original owner of the scheduled land and single storied dwelling house situated at B-7/16, Kalyani, P.O.& P.S.- Kalyani, Dist – Nadia, in West Bengal.

AND WHEREAS the said original owner i.e. Governor of the state of West Bengal sold out the said messuages, tenements, land hereditaments and right, title, interest over the said plot with rent free single storied brick built dwelling house in favour of Murali Mohan Banerjee, S/O Late Nani Gopal Banerjee by virtue of a Deed of Conveyance, being Book No. I, Volume No. 92, Page No. 7 to 12, Being No. 5781 for the year 1973 at the office of the Additional District Sub – Registrar at Ranaghat, Dist- Nadia and by virtue of the said purchase Murali Mohan Banerjee acquired valid right, title, interest, messuages, tenements, land hereditaments of the said premises thereto.

AND WHEREAS while in possession of the said property Murali Mohan Banerjee died intestate on 30/05/93 leaving behind his wife and four sons namely (1) SMT SARAMA BANERJEE, (2) SRI DEBASIS BANERJEE, (3) SRI SOUMITRA BANERJEE, (4) SRI SUDIPTA BANDYOPADHYAY and (5)

S. Ghosh
Adv

SANDIP BANERJEE, after demise of Murali Mohan Banerjee his wife and sons have mutated their names before Kalyani Municipality and became the absolute owner of the below scheduled property.

AND WHEREAS while in possession of the said property Sarama Banerjee died intestate on 20/11/16 leaving behind her sons namely (1) SRI DEBASIS BANERJEE, (2) SRI SOUMITRA BANERJEE, (3) SRI SUDIPTA BANDYOPADHYAY, and (4) SRI SANDIP BANERJEE.

AND WHEREAS while in possession of the said property Sandip Banerjee died intestate on 14/09/18 leaving behind his wife Smt Sanchita Banerjee as his only legal heir and successor according to Law of Inheritance and she became the joint owners of the said house No. B-7/16, at Kalyani.

AND WHEREAS in the aforesaid manner, the land owners became the sole legal heirs and successors according to Law Of Inheritance of the said landed property measuring 6 (Six) Cottahs, 1 (One) Chattak and 16 (Sixteen) Sq.fts, situated and being built house No. B-7/16 lying and situated at Kalyani, being Plot No.16, Sub-Block B-7, Block "B" in the Town of Kalyani township developed by the Government of West Bengal within the jurisdiction of Sub-Divisional and office of the Additional District Sub-Registrar at Kalyani, Police Station - Kalyani, in the District of Nadia, West Bengal Pin- 74135, **FIRST SCHEDULE** hereunder written.

AND WHEREAS thereafter said land owners took possession of the said property and mutated their names in the Kalyani Municipality in respect of the said property.

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

S. Ghosh
20/11/16

AND WHEREAS the Sellers above named are the owners and possessors of the below scheduled plot of land, due to changed situation in family have decided to sell the property more specifically described in the schedule below, to the developers above named.

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

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 Sellers, the receipt whereof the Sellers do hereby admit and acknowledge, the Sellers 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 TOGETHER WITH all manner of former and other rights, liberties, advantages, easements, privileges, appendages and appurtenances whatsoever or at any time or time to times hereto in force which was held, used, occupied or enjoyed or reputed to belongs to be appurtenant thereto and revision or revisions, reminder or

Signature
Date

reminders and the rents, issues and profits thereof and every part thereof and all estate rights, title, interest, use, possession property claim and demand whatsoever both at law and in equity of the Sellers into and upon to the hereunder schedule land and building or any parts thereof TOGETHER WITH true and correct copies of all deeds, writings and evidences of title relating to the below schedule property or any part or parcel thereof which are in the custody, power or possession of the Sellers on which the Sellers can or may procure the same without any action or in equity TO HAVE AND TO HOLD the said land and building and ALL AND SINGULAR other the promises hereby granted conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH all its rights and appurtenance unto and to the use of the developers absolutely and forever free from all encumbrances.

AND WHEREAS the Sellers 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 Sellers 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 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 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 Sellers declares that the demised land and building is free from all encumbrances and have 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 Sellers or any person or persons.
- 6) The Sellers hereby finally deliver possession of the sold property in favour of the developers, **TO HAVE AND TO HOLD** the same peaceably and quietly for their sole use and benefit absolutely and unconditionally forever, without any claim or demand whatsoever from the Sellers or any person claiming through or under them.

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7) The Sellers have 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 Sellers 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 and other taxes 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.

SCHEDULE ABOVE REFERRED TO
(Description of land)

ALL THAT part and parcel of free hold and/or revenue free land **Holding No : B-7/16, Kalyani**, land measuring about **6 (Six) Kathas, 1 (One) Chattaks and 16 (Sixteen) Sq.fts**, together with building thereon having 1252 Sq.ft. on the Ground Floor and 1252 Sq.ft. on the First Floor in the township of Kalyani, under Kalyani Municipality, Sub-Division - Kalyani, P.O. & P.S. – Kalyani, Dist – Nadia and butted and bounded in the manner following that is to say:

On the North by : House No: B-7/15

On the East by : 30 ft Wide Road

On the South by : House No: B-7/17

On the West by : House No: B-7/5

Signature
Date

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 SELLERS

1. Debasis Banerjee
2. Smita Banerjee
3. Snigdha Banerjee
4. Samkita Banerjee

SIGNED, SEALED AND DELIVERED BY THE PURCHASER/DEVELOPERS

SIDDHI VINAYAK CONSTRUCTION	SIDDHI VINAYAK CONSTRUCTION	SIDDHI VINAYAK CONSTRUCTION
<i>Arindam Kumar Das</i>	<i>Smita Banerjee</i>	<i>A. B. L. S. L.</i>
Partner	Partner	Partner

In Presence of:

1. Ananya Ghosh
B-16/209
Kalyani - 741235
2. Sanchita Chakrabarty.
90/3 Santi Ram Pata.
Bally. Howraha.
PIN: 711201.

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.

Sl. No.	By Cash/Cheque No	Dated	Drawn On	Amount
01.	Cheque No. 247662	29/01/24	IOB	10,00,000/-
02.	Online Transfer	19/09/24	IOB	10,00,000/-
03.	Online Transfer	19/09/24	IOB	10,00,000/-
04.	Online Transfer	19/09/24	IOB	10,00,000/-
05.	Online Transfer	18/10/24	IOB	10,00,000/-
06.	Online Transfer	18/10/24	IOB	10,00,000/-
07.	Online Transfer	18/10/24	IOB	10,00,000/-
08.	Online Transfer	04/02/25	IOB	19,60,000/-
09.	TDS 1%	04/02/25		40,000/-
10.	Online Transfer	04/02/25	IOB	19,60,000/-
11.	TDS 1%	04/02/25		40,000/-
12.	Online Transfer	04/02/25	IOB	19,60,000/-
13.	TDS 1%	04/02/25		40,000/-
14.	Online Transfer	04/02/25	IOB	29,60,000/-
15.	TDS 1%	04/02/25		40,000/-

Total Rs. 1,60,00,000/-

(Rupees One Crore Sixty Lakh) only.

SIDDHI VINAYAK CONSTRUCTION

Amit Kumar Das.
Partner Partner

SIDDHI VINAYAK CONSTRUCTION

Sunil Kumar
Partner Partner

1. Debasis Banerjee
2. Samir Banerjee
3. Sudipta Banerjee
4. Sanjita Banerjee

PURCHASERS/DEVELOPERS

LAND OWNER / SELLER

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: AL22835341

Challan Identification Number (CIN): 25020400022290ICIC

Date of e-Filing: 04-Feb-2025

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 BXXXXXXE	CNYPB5975N	Individual
Mobile Number	Email ID	Whether more than one Seller
+91 9830222404	sumit.ag.82@gmail.com	Yes

Address Details

B-7/16, Kalyani, Kalyani H.O, NADIA, West Bengal, INDIA, 741235

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	04-Feb-2025	₹ 40,00,000	B-7/16, Kalyani, Kalyani H.O, NADIA, West Bengal, INDIA, 741235
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	04-Feb-2025	04-Feb-2025	₹ 40,00,000
Whether stamp duty value is higher than sale consideration ?		Total stamp duty value of the property	
No		₹ 40,00,000	

Tax Deposit Details

Amount on which TDS to be deducted	₹ 40,00,000
TDS Amount	₹ 40,000
(a) Basic Tax	₹ 40,000
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 40,000
In words	Rupees forty thousand Only

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

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



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

Acknowledgement Number: AL22835503

Challan Identification Number (CIN): 25020400023297ICIC

Date of e-Filing: 04-Feb-2025

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
SXXXXXXA BXXXXXXE	GKCPB8629A	Individual
Mobile Number	Email ID	Whether more than one Seller
+91 9830222404	sumit.ag.82@gmail.com	Yes

Address Details

B-7/16, Kalyani, Kalyani H.O, NADIA, West Bengal, INDIA, 741235

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	04-Feb-2025	₹ 40,00,000	B-7/16, Kalyani, Kalyani H.O, NADIA, West Bengal, INDIA, 741235
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	04-Feb-2025	04-Feb-2025	₹ 40,00,000
Whether stamp duty value is higher than sale consideration ?		Total stamp duty value of the property	
No		₹ 40,00,000	

Tax Deposit Details

Amount on which TDS to be deducted	₹ 40,00,000
TDS Amount	₹ 40,000
(a) Basic Tax	₹ 40,000
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 40,000
In words	Rupees forty thousand Only

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

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: AL22835050

Challan Identification Number (CIN): 25020400020724ICIC

Date of e-Filing: 04-Feb-2025

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
SXXXXXA BXXXXXXXXXXXY	AFGPB9486G	Individual
Mobile Number	Email ID	Whether more than one Seller
+91 9830222404	sumit.ag.82@gmail.com	Yes

Address Details

B-7/16, Kalyani, Kalyani H.O, NADIA, West Bengal, INDIA, 741235

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	04-Feb-2025	₹ 40,00,000	B-7/16, Kalyani, Kalyani H.O, NADIA, West Bengal, INDIA, 741235
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	04-Feb-2025	04-Feb-2025	₹ 40,00,000
Whether stamp duty value is higher than sale consideration ?		Total stamp duty value of the property	
No		₹ 40,00,000	

Tax Deposit Details

Amount on which TDS to be deducted	₹ 40,00,000
TDS Amount	₹ 40,000
(a) Basic Tax	₹ 40,000
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 40,000
In words	Rupees forty thousand Only

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

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: AL22835864

Challan Identification Number (CIN): 250204000250521CIC

Date of e-Filing: 04-Feb-2025

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
SXXXXXXA BXXXXXXE	CMGPB4175H	Individual
Mobile Number	Email ID	Whether more than one Seller
+91 9830222404	sumit.ag.82@gmail.com	Yes
		Aadhaar Number
		XXXX XXXX 6192

Address Details

B-7/16, KALYANI, Kalyani, Kalyani H.O, NADIA, West Bengal, INDIA, 741235

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	04-Feb-2025	₹ 40,00,000	B-7/16, KALYANI, Kalyani, Kalyani H.O, NADIA, West Bengal, INDIA, 741235
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	04-Feb-2025	04-Feb-2025	₹ 40,00,000
	Whether stamp duty value is higher than sale consideration ?	Total stamp duty value of the property	
	No	₹ 40,00,000	

Tax Deposit Details

Amount on which TDS to be deducted	₹ 40,00,000
TDS Amount	₹ 40,000
(a) Basic Tax	₹ 40,000
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 40,000
In words	Rupees forty thousand Only

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

দশ আঙ্গুলের টিপ সহ

আমার					
	কনিষ্ঠ আঙ্গুল	অনামিকা	মধ্যমা	তর্জনী	বৃদ্ধাঙ্গুলি
বাকি					



Debasis Banerjee
Debasis Banerjee

আমার উপরোক্ত ছবি ও দশ আঙ্গুলের টিপ সহ প্রত্যায়িত করিলাম।

আমার					
	কনিষ্ঠ আঙ্গুল	অনামিকা	মধ্যমা	তর্জনী	বৃদ্ধাঙ্গুলি
বাকি					



Saikat Banerjee

আমার উপরোক্ত ছবি ও দশ আঙ্গুলের টিপ সহ প্রত্যায়িত করিলাম।

আমার					
	কনিষ্ঠ আঙ্গুল	অনামিকা	মধ্যমা	তর্জনী	বৃদ্ধাঙ্গুলি
বাকি					



Saikat Banerjee

আমার উপরোক্ত ছবি ও দশ আঙ্গুলের টিপ সহ প্রত্যায়িত করিলাম।

আমার					
	কনিষ্ঠ আঙ্গুল	অনামিকা	মধ্যমা	তর্জনী	বৃদ্ধাঙ্গুলি
বাকি					



Saikat Banerjee

আমার উপরোক্ত ছবি ও দশ আঙ্গুলের টিপ সহ প্রত্যায়িত করিলাম।

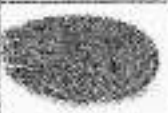
দশ আঙ্গুলের টিপ সহ

বাম হাত					
	কনিষ্ঠ আঙ্গুল	অনামিকা	মধ্যমা	তর্জনী	বৃদ্ধাঙ্গুলি
ডান হাত					



Arit Kumar Das

আমার উপরোক্ত ছবি ও দশ আঙ্গুলের টিপ সহ প্রত্যায়িত করিলাম। Arit Kumar Das

বাম হাত					
	কনিষ্ঠ আঙ্গুল	অনামিকা	মধ্যমা	তর্জনী	বৃদ্ধাঙ্গুলি
ডান হাত					



আমার উপরোক্ত ছবি ও দশ আঙ্গুলের টিপ সহ প্রত্যায়িত করিলাম। Sumit Pami

বাম হাত					
	কনিষ্ঠ আঙ্গুল	অনামিকা	মধ্যমা	তর্জনী	বৃদ্ধাঙ্গুলি
ডান হাত					



আমার উপরোক্ত ছবি ও দশ আঙ্গুলের টিপ সহ প্রত্যায়িত করিলাম। Ashish Saha

বাম হাত					
	কনিষ্ঠ আঙ্গুল	অনামিকা	মধ্যমা	তর্জনী	বৃদ্ধাঙ্গুলি
ডান হাত					

আমার উপরোক্ত ছবি ও দশ আঙ্গুলের টিপ সহ প্রত্যায়িত করিলাম।



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



192024250387866428

GRN Details

GRN:	192024250387866428	Payment Mode:	SBI Epay
GRN Date:	04/02/2025 10:13:25	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3777507842029	BRN Date:	04/02/2025 10:13:53
Gateway Ref ID:	20250204960892	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	040220252038786641	Payment Init. Date:	04/02/2025 10:13:25
Payment Status:	Successful	Payment Ref. No:	2000317539/2/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms SIDDHI VINAYAK CONSTRUCTION
Address: KALYANI
Mobile: 9830222404
Period From (dd/mm/yyyy): 04/02/2025
Period To (dd/mm/yyyy): 04/02/2025
Payment Ref ID: 2000317539/2/2025
Dept Ref ID/DRN: 2000317539/2/2025

Payment Details

Sl No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000317539/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	1115010
2	2000317539/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	160007
Total				1275017

IN WORDS: TWLEVE LAKH SEVENTY FIVE THOUSAND SEVENTEEN ONLY.

Major Information of the Deed

Deed No :	I-1303-00565/2025	Date of Registration	04/02/2025
Query No / Year	1303-2000317539/2025	Office where deed is registered	
Query Date	01/02/2025 12:48:42 PM	A.D.S.R. KALYANI, District: Nadia	
Applicant Name, Address & Other Details	SOURAV GHOSH KALYANI, Thana : Kalyani, District : Nadia, WEST BENGAL, PIN - 741235, Mobile No. : 7908521857, Status : Advocate		
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 assesment slip.(Urban area)		

Land Details :

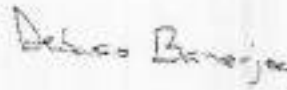
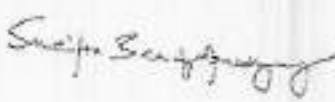
District: Nadia, P.S:- Kalyani, Municipality: KALYANI, Road: Block-B7(R) Arterial Road, Mouza: Block-B7(R), JI No: 0, Pin Code : 741235

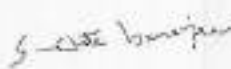
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-16		RentFree Viti/Bastu (Freehold)	RentFree Viti/Bastu (Freehold)	6 Katha 1 Chatak 16 Sq Ft	1,30,00,000/-	1,30,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					10.0398Dec	130,00,000 /-	130,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2504 Sq Ft.	30,00,000/-	30,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1252 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1252 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2504 sq ft	30,00,000 /-	30,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DEBASIS BANERJEE (Presentant) Son of Late MURALI MOHAN BANERJEE Executed by: Self, Date of Execution: 04/02/2025 , Admitted by: Self, Date of Admission: 04/02/2025 ,Place : Office	Photo  04/02/2025	Finger Print  Captured LTI 04/02/2025	Signature  04/02/2025
B-7/16 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: CNxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/02/2025 , Admitted by: Self, Date of Admission: 04/02/2025 ,Place : Office				
2	Name Mr SAUMITRA BANERJEE Son of Late MURALI MOHAN BANERJEE Executed by: Self, Date of Execution: 04/02/2025 , Admitted by: Self, Date of Admission: 04/02/2025 ,Place : Office	Photo  04/02/2025	Finger Print  Captured LTI 04/02/2025	Signature  04/02/2025
B-7/16 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XXD , PAN No.: GKxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/02/2025 , Admitted by: Self, Date of Admission: 04/02/2025 ,Place : Office				
3	Name Mr SUDIPTA BANDYOPADHYAY Son of Late MURALI MOHAN BANERJEE Executed by: Self, Date of Execution: 04/02/2025 , Admitted by: Self, Date of Admission: 04/02/2025 ,Place : Office	Photo  04/02/2025	Finger Print  Captured LTI 04/02/2025	Signature  04/02/2025
B-7/16 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: AFxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/02/2025 , Admitted by: Self, Date of Admission: 04/02/2025 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mrs SANCHITA BANERJEE Wife of Late SANDIP BANERJEE Executed by: Self, Date of Execution: 04/02/2025 Admitted by: Self, Date of Admission: 04/02/2025, Place : Office	 04/02/2025	 Captured LTI 04/02/2025	 04/02/2025
63 RABINDRA PALLY PANCHANANTALA RISHRAMOREPUKUR BAMUNARA, City:- Not Specified, P.O:- RISHRA, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX4, PAN No.: CMxxxxxx5H, Aadhaar No: 39xxxxxxxx6192, Status :Individual, Executed by: Self, Date of Execution: 04/02/2025 Admitted by: Self, Date of Admission: 04/02/2025, Place : Office				

Buyer Details :

Sl 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 :

Sl 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 AMIT KUMAR DAS Son of Mr AJIT KUMAR DAS Date of Execution - 04/02/2025, , Admitted by: Self, Date of Admission: 04/02/2025, Place of Admission of Execution: Office </td> <td>  Feb 4 2025 1:13PM </td> <td>  Captured LTI 04/02/2025 </td> <td>  04/02/2025 </td> </tr> </tbody> </table> 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.: Axxxxxx1F, Aadhaar No: 38xxxxxxxx2212 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	Mr AMIT KUMAR DAS Son of Mr AJIT KUMAR DAS Date of Execution - 04/02/2025, , Admitted by: Self, Date of Admission: 04/02/2025, Place of Admission of Execution: Office	 Feb 4 2025 1:13PM	 Captured LTI 04/02/2025	 04/02/2025
Name	Photo	Finger Print	Signature						
Mr AMIT KUMAR DAS Son of Mr AJIT KUMAR DAS Date of Execution - 04/02/2025, , Admitted by: Self, Date of Admission: 04/02/2025, Place of Admission of Execution: Office	 Feb 4 2025 1:13PM	 Captured LTI 04/02/2025	 04/02/2025						
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 SUMIT PANSARI Son of Mr LAKHI PRASAD PANSARI Date of Execution - 04/02/2025, , Admitted by: Self, Date of Admission: 04/02/2025, Place of Admission of Execution: Office </td> <td>  Feb 4 2025 1:28PM </td> <td>  Captured LTI 04/02/2025 </td> <td>  04/02/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SUMIT PANSARI Son of Mr LAKHI PRASAD PANSARI Date of Execution - 04/02/2025, , Admitted by: Self, Date of Admission: 04/02/2025, Place of Admission of Execution: Office	 Feb 4 2025 1:28PM	 Captured LTI 04/02/2025	 04/02/2025
Name	Photo	Finger Print	Signature						
Mr SUMIT PANSARI Son of Mr LAKHI PRASAD PANSARI Date of Execution - 04/02/2025, , Admitted by: Self, Date of Admission: 04/02/2025, Place of Admission of Execution: Office	 Feb 4 2025 1:28PM	 Captured LTI 04/02/2025	 04/02/2025						

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	Photo	Finger Print	Signature
	Mr ASHUTOSH SARKAR Son of Mr ASHISH KUMAR SARKAR Date of Execution - 04/02/2025, Admitted by: Self, Date of Admission: 04/02/2025, Place of Admission of Execution: Office		 Captured	
		Feb 4 2025 1:13PM	LTS 04/02/2025	04/02/2025

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	Photo	Finger Print	Signature
Mr SOURAV GHOSH Son of Mr BIJOY KUMAR GHOSH B-16/65 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235		 Captured	
	04/02/2025	04/02/2025	04/02/2025

Identifier Of Mr DEBASIS BANERJEE, Mr SAUMITRA BANERJEE, Mr SUDIPTA BANDYOPADHYAY, Mrs SANCHITA BANERJEE, 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 BANERJEE	SIDDHI VINAYAK CONSTRUCTION-2.50995 Dec
2	Mr SAUMITRA BANERJEE	SIDDHI VINAYAK CONSTRUCTION-2.50995 Dec
3	Mr SUDIPTA BANDYOPADHYAY	SIDDHI VINAYAK CONSTRUCTION-2.50995 Dec
4	Mrs SANCHITA BANERJEE	SIDDHI VINAYAK CONSTRUCTION-2.50995 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr DEBASIS BANERJEE	SIDDHI VINAYAK CONSTRUCTION-626.00000000 Sq Ft
2	Mr SAUMITRA BANERJEE	SIDDHI VINAYAK CONSTRUCTION-626.00000000 Sq Ft
3	Mr SUDIPTA BANDYOPADHYAY	SIDDHI VINAYAK CONSTRUCTION-626.00000000 Sq Ft
4	Mrs SANCHITA BANERJEE	SIDDHI VINAYAK CONSTRUCTION-626.00000000 Sq Ft

Endorsement For Deed Number : I - 130300565 / 2025

On 04-02-2025

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 12:09 hrs on 04-02-2025, at the Office of the A.D.S.R. KALYANI by Mr DEBASIS BANERJEE, one of the Executants.

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 04/02/2025 by 1. Mr DEBASIS BANERJEE, Son of Late MURALI MOHAN BANERJEE, B-7/16 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Service, 2. Mr SAUMITRA BANERJEE, Son of Late MURALI MOHAN BANERJEE, B-7/16 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Service, 3. Mr SUDIPTA BANDYOPADHYAY, Son of Late MURALI MOHAN BANERJEE, B-7/16 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Others, 4. Mrs SANCHITA BANERJEE, Wife of Late SANDIP BANERJEE, 63 RABINDRA PALLY PANCHANANTALA RISHRAMOREPUKUR BAMUNARA, P.O: RISHRA, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712250, 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 04-02-2025 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 04-02-2025 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 04-02-2025 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 04/02/2025 10:13AM with Govt. Ref. No: 192024250387866428 on 04-02-2025, Amount Rs: 1,60,007/-, Bank: SBI EPay (SBIPay), Ref. No. 3777507842029 on 04-02-2025, 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 14, Amount: Rs.5,000.00/-, Date of Purchase: 04/02/2025, Vendor name: S K Sen

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/02/2025 10:13AM with Govt. Ref. No: 192024250387866428 on 04-02-2025, Amount Rs: 11,15,010/-,
Bank: SBI EPay (SBIEPay), Ref. No. 3777507842029 on 04-02-2025, 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 1303-2025, Page from 10141 to 10170
being No 130300565 for the year 2025.



Digitally signed by Abhijit chatterjee
Date: 2025.02.04 14:49:25 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 04/02/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.