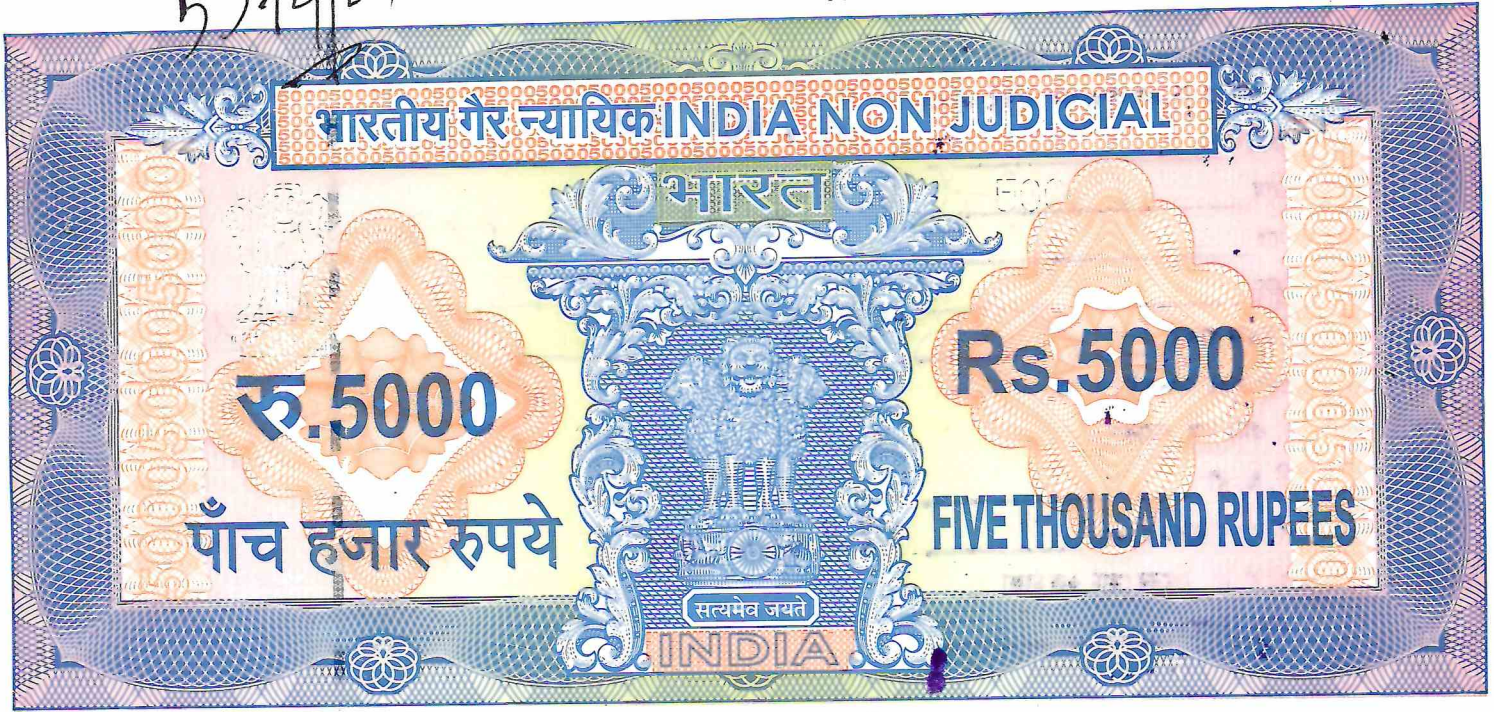


5574/24

I-5575/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 588001

K 588001

M.V. 7,00,000
Q-2906395
18/11/2024

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

18/11/2024

Addl. Dist. Sub Registrar
Kalyani Nadia

11 8 NOV 2024

DEED OF SALE

1785

নং জেলা উত্তর ২৪ পরগনা

নহাটি এ. ডি.এস.আর.সার রেজিস্ট্রী অফিস

14 NOV 2024

তারিখ

নাম

সং

মূল্য

ভেদার ফার্ম

ভেদারের নাম-সমীর পাল

এ জারি নাম ব্যবহৃত

সি. ডি. নং

স্ট্যাম্প খরচের তারিখ

এই সি. ডি. নম্বরের মোট কত টাকা

খরচ হইয়াছে

29 OCT 2024

0630000



Addl. Dist. Sub Registrar
Kalyani Nadia

18 NOV 2024

THIS DEED OF SALE made on this 18th day of November, Two Thousand and Twenty-four.

B E T W E E N

SMT. RAMA RANI RAHA, wife of Late Harun Raha (**PAN : IHNPR4298N & AADHAAR : 4729 4186 5455**), by faith – Hindu, by Occupation Housewife, by Nationality – Indian and residing at Village - Kata Bele, P.O. Ghoragacha, P.S. Kalyani, Dist. Nadia, Pin-741245, W.B. hereinafter called as **“THE VENDOR”** (which expression shall unless excluded by or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executor, administrators, representatives and assigns) of the **FIRST PART**

A N D

VAASTUKALA ESTATE DEVELOPERS PVT. LTD. (**PAN : AAKCV4766F**) having its registered office at 7, Abdul Zabbar Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, Pin-743145, represented by its Directors viz. (1) **SRI HIMANSHU JAISWAL** (**PAN : BRKPJ1729F & AADHAAR : 7467 3154 5736**) AND **SRI SUDHANSHU JAISWAL** (**PAN : BXPPJ5002E & AADHAAR : 7852 8648 2580**) both sons of Sri Niraj Kumar Jaiswal, by faith – Hindu, by occupation – Business, by nationality – Indian, residing at 127/A, Nakari Mondal Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, West Bengal, Pin-743145 herein after called the **“PURCHASERS”** (which expression shall unless excluded by or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executor, administrators, representatives and assigns) of the **SECOND PART.**

WHEREAS the Vendor is the recorded owner of schedule property measuring about 220 sq.ft situated at Mouza Kata Bele appertaining J.L. No. 89, L.R. Dag No. 396/396, 87/397, L.R. Khatian No. 172/1, P.O. Ghoragacha, P.S. Kalyani, Dist. Nadia within the area of Saguna Gram Panchayet.

AND WHEREAS the schedule property is under the exclusive possession of the above named Vendor who seized and possessed the schedule property with full right, title and interest by mutating her name in R.O.R.

AND WHEREAS the Vendor now due to financial crisis decided to sell schedule property measuring about 220 sq.ft. more or less, which is exclusively and specifically described in the schedule below at a marketable consideration value of **Rs.7,00,000.00** (Rupees Seven Lakh) only and the present Purchaser accepted the offer of the Vendor and after thorough investigation into the records of the land mentioned in the schedule below and after finding it free from encumbrances, agreed to proceed with the execution of Deed of Sale to be registered on their names by the Vendor as the executant.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement between the Vendor and the Purchaser and in consideration of the said sum of **Rs.7,00,000.00** (Rupees Seven Lakh) paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledge) as total price of the said land which has been specifically mentioned in the schedule below, the Vendor doth hereby grants, conveys, sell and transfers unto and to the use of the said Purchaser all that land more fully mentioned

and described in the schedule below together with the right of path, passage, lights, liberties, privileges, easement & appurtenance whatsoever attached and concerning to the said land free from any or all encumbrances TO HAVE AND TO HOLD the said lands hereby granted, conveyed, and transferred unto and to the use of the said Purchaser absolutely and forever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said Vendor for herself and her heirs and successors doth hereby declare and covenant with the said Purchaser that the Vendor has good title, full power and absolute right to sell and transfer the said land and further declare that they are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and that the Vendor has not in any way encumbered the said land intended to be conveyed by this Deed of Sale AND THAT the said Purchaser including all their legal representatives and assigns shall and may at all times peacefully/quietly hold, possess, use and enjoy the said land as lawful and rightful owner thereof with liberty to raise/erect all sorts of constructions upon the said land after getting the said land converted into non-agricultural bastu land in accordance with law without any interruptions, obstructions, claim and/or demand whatsoever from or by the Vendor or any person/persons lawfully/equitably claiming under or in trust for them AND THAT the said Vendor shall and will for all times to come at the cost and request of the said Purchaser do or execute or cause to be done or executed all such acts, deeds and/or things for further or more perfectly assuring the title of the Purchaser relating to the said land AND THAT the Vendor doth hereby further declare and covenant with the said Purchaser that if it transpires that the schedule mentioned lands is not free from all encumbrances and/or the Vendor has no valid perfect and

marketable title to the said lands as hereinbefore stated by the Vendor in that event the Vendor including all her legal heirs will be bound to pay back the entire consideration amount with legal interest to the Purchaser and shall also be liable to make good and indemnify all losses and damages with the Purchaser may suffer due to any defect in the title of the Vendor in respect of the said land hereby sold to the Purchaser.

It is hereby further declared by the Vendor does hereby deliver the vacant khas possession of the below mentioned schedule property which the Purchaser got, seized and possessed by virtue of Deed of Sale will be competent and entitled to get their names mutated in the records of B.L. & L.R.O., Chakdaha under the State of West Bengal and the Vendor undertakes to render all such help and assistance as will be found essential in this regard.

The passport size photographs of Vendor and the Purchaser (represented by its Directors) alongwith their respective finger print impressions taken on a separate sheet and a site plan of the landed property have been annexed with this Deed of Sale which are the part of the said Deed of Sale.

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL of a plot of land measuring about **220 sq.ft.** situated at Mouza Kata Bele, appertaining to L.R. Dag No. 396/396, 87/397 corresponding to L.R. Khatian No. 172/1, J.L. No. 89 within the area of Saguna Gram Panchyat, Police Station Kalyani, P.O. Ghoragachha, Pin-741245, A.D.S.R.O Kalyani, District – Nadia, West Bengal

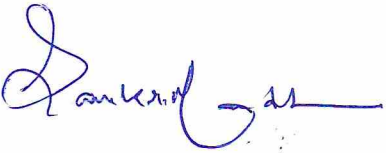
Bounded and butted by –

On the North	:	Land of Bani Mondal
On the South	:	110 feet wide Kalyani - N.H-34 connector road (AIIMS road)
On the West	:	Land of Sumit Prasad Shaw
On the East	:	Land of Bani Mondal

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective Signature and seals on the day, month, and year first above written.

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF
WITNESSES :-

1. 


of Ram Bahadur
SIGNATURE OF THE VENDOR

2. 

VAASTUKALA ESTATE DEVELOPERS PVT. LTD.
Himanshu Jaiswal
DIRECTOR
SIGNATURE OF THE PURCHASER

Drafted by me


Rahul Gupta
Advocate
Enrolment No. F/675/679/90
Barrackpore Court

VAASTUKALA ESTATE DEVELOPERS PVT. LTD.
Shubhanshu Jaiswal
DIRECTOR

MEMO OF CONSIDERATION

RECEIVED from the within mentioned Purchaser the within mentioned sum of **Rs.7,00,000.00** (Rupees Seven Lakh) only as full and final settlement paid by the Purchaser, through RTGS mode.
2.

L
T
1



Rama Devi Role

SIGNATURE OF THE VENDOR

1.

Name Himanshu Jaiswal

Status : Presentant



Himanshu Jaiswal

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Himanshu Jaiswal

Signature of the Presentant

2.

Name Shubhanshu JaiswalStatus : Presentant / Executant / Claimant Attorney /
Principal / Guardian / Testator

Shubhanshu Jaiswal

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Shubhanshu Jaiswal

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

1.

Name

Status : Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Signature of the Presentant

2.

Name

Status : Presentant / Executant / Claimant Attorney /
Principal / Guardian / TestatorSpace for
Photo

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

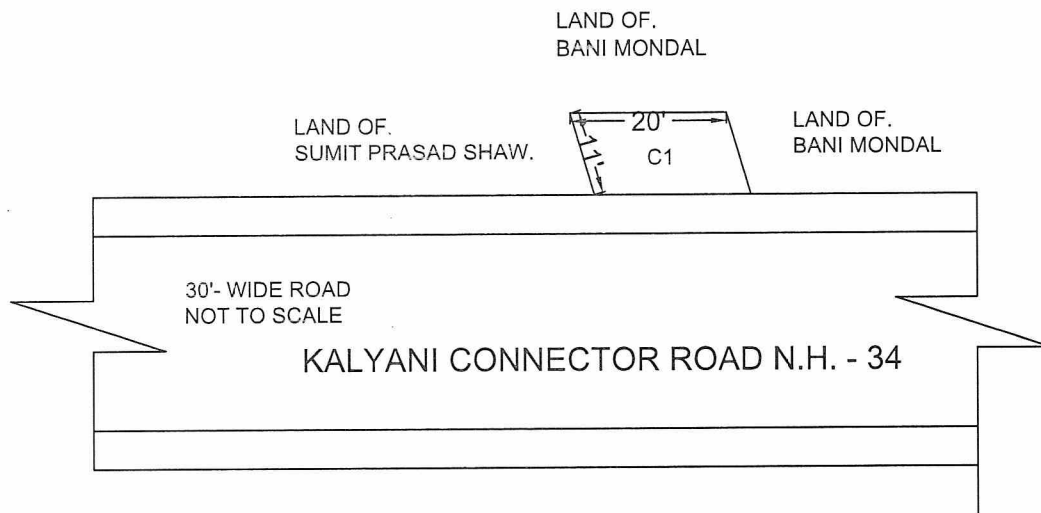
THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

SITE PLAN OF MOUZA - KANTABELE. J.L. NO - 89. L.R. DAG NO : 396/396.87/397
 L.R. KHATIAN NO : - 172/1. AT VILL : KANTABELE . P.O. - GHORAGACHHA. P.S. -
 KALYANI . DIST - NADIA . STATE :- WEST BENGAL , UNDER SAGUNA GRAM
 PANCHAYET

ACCORDING TO PHYSICAL POSSESSION
 SCALE 1" = 17'



NAME OF VENDEE :

VAASTUKALA ESTATE DEVELOPERS PVT. LTD.

DIRECTORS NAME : HIMANSHU JAISWAL &
 SUDHANSHU JAISWAL

SCHEDULE OF LAND

RAF	L.R. DAG	L.R. KH	AREA	SIGN. OF VENDEE	SIGN. OF VENDOR	DRAWN BY.
C1	396 87 396, 397	172/1	0.5 DEC	Himanshu Jaiswal Sudhanshu Jaiswal	 A. Debnath	ARINDAM DEBNA Civil Engineer Reg. No.- D11124258 E.P.I. Mogra, 3 No. Kec Sahadani, Mohali



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



192024250278534861

GRN Details

GRN: 192024250278534861 Payment Mode: Online Payment
GRN Date: 17/11/2024 23:48:24 Bank/Gateway: Union Bank of India
BRN : 527720822 BRN Date: 17/11/2024 23:49:55
GRIPS Payment ID: 171120242027853485 Payment Init. Date: 17/11/2024 23:48:24
Payment Status: Successful Payment Ref. No: 2002906395/4/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: VAASTUKALAESTATE DEVELOPERA PVT. LTD.
Address: KANCHRAPARA BIJPUR
Mobile: 9331995636
Contact No: 9830340901
Depositor Status: Buyer/Claimants
Query No: 2002906395
Applicant's Name: Mr Rahul Gupta
Identification No: 2002906395/4/2024
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 17/11/2024
Period To (dd/mm/yyyy): 17/11/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002906395/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	30020
2	2002906395/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	7014
Total				37034

IN WORDS: THIRTY SEVEN THOUSAND THIRTY FOUR ONLY.

Major Information of the Deed

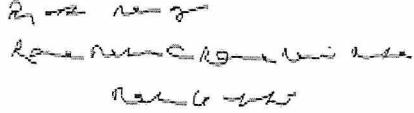
Deed No :	I-1303-05575/2024	Date of Registration	18/11/2024
Query No / Year	1303-2002906395/2024	Office where deed is registered	
Query Date	17/11/2024 6:47:49 PM	A.D.S.R. KALYANI, District: Nadia	
Applicant Name, Address & Other Details	Rahul Gupta Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830340901, 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. 7,00,000/-		Rs. 7,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 35,020/- (Article:23)		Rs. 7,014/- (Article:A(1), E)	
Remarks			

Land Details :

District: Nadia, P.S:- Kalyani, Gram Panchayat: SAGUNA, Mouza: Katabele, JI No: 89, Pin Code : 741245

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-396/396 (RS :-)	LR-172/1	Commercial use	Bastu	220 Sq Ft	7,00,000/-	7,00,000/-	Property is on Road
Grand Total :					.5042Dec	7,00,000 /-	7,00,000 /-	

Seller Details :

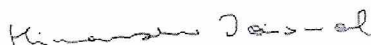
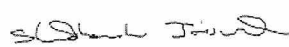
SI No	Name, Address, Photo, Finger print and Signature			
1	Name Mrs RAMA RAHA, (Alias: Mr RAMA RANI RAHA) (Presentant) Wife of Late HARUN RAHA Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office	Photo  18/11/2024	Finger Print  Captured LTI 18/11/2024	Signature  18/11/2024
KATABELE, City:- Kalyani, P.O:- GHORAGACHA, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741245 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: HHxxxxxxx8N, Aadhaar No: 47xxxxxxxx5455, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office				

Buyer Details :

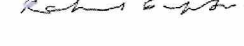
SI No	Name,Address,Photo,Finger print and Signature
1	VAASTUKALA REAL ESTATE DEVELOPERS PVT. LTD. 7 ABDUL ZABBAR ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr HIMANSHU JAISWAL Son of Mr NIRAJ KUMAR JAISWAL Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office		 Captured	
	Nov 18 2024 3:14PM	LTI 18/11/2024	18/11/2024	
127/A NAKARI MONDAL ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:- North 24-Parganas, West Bengal, India, PIN:- 743145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: BRxxxxxx9F, Aadhaar No: 74xxxxxxxx5736 Status : Representative, Representative of : VAASTUKALA REAL ESTATE DEVELOPERS PVT. LTD. (as DIRECTOR)				
2	Name	Photo	Finger Print	Signature
	Mr SUDHANSHU JAISWAL Son of Mr NIRAJ KUMAR JAISWAL Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office		 Captured	
	Nov 18 2024 3:15PM	LTI 18/11/2024	18/11/2024	
127/A NAKARI MONDAL ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:- North 24-Parganas, West Bengal, India, PIN:- 743145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX1 , PAN No.:: BXxxxxxx2E, Aadhaar No: 78xxxxxxxx2580 Status : Representative, Representative of : VAASTUKALA REAL ESTATE DEVELOPERS PVT. LTD. (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL GUPTA Son of Mr S N GUPTA BARRACKPORE COURT, City:- Barrackpore, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120		 Captured	
18/11/2024	18/11/2024	18/11/2024	

Identifier Of Mrs RAMA RAHA, Mr HIMANSHU JAISWAL, Mr SUDHANSHU JAISWAL

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs RAMA RAHA	VAASTUKALA REAL ESTATE DEVELOPERS PVT. LTD.-0.504167 Dec

Land Details as per Land Record

District: Nadia, P.S:- Kalyani, Gram Panchayat: SAGUNA, Mouza: Katabele, JI No: 89, Pin Code : 741245

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 396/396, LR Khatian No:- 172/1		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 130305575 / 2024

On 18-11-2024

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 15:08 hrs on 18-11-2024, at the Office of the A.D.S.R. KALYANI by Mrs RAMA RAHA Alias Mr RAMA RANI RAHA, 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 7,00,000/-

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

Execution is admitted on 18/11/2024 by Mrs RAMA RAHA, Alias Mr RAMA RANI RAHA, Wife of Late HARUN RAHA, KATABELE, P.O: GHORAGACHA, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741245, by caste Hindu, by Profession House wife

Indetified by Mr RAHUL GUPTA, , Son of Mr S N GUPTA, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-11-2024 by Mr HIMANSHU JAISWAL, DIRECTOR, VAASTUKALA REAL ESTATE DEVELOPERS PVT. LTD. (Private Limited Company), 7 ABDUL ZABBAR ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145

Indetified by Mr RAHUL GUPTA, , Son of Mr S N GUPTA, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 18-11-2024 by Mr SUDHANSHU JAISWAL, DIRECTOR, VAASTUKALA REAL ESTATE DEVELOPERS PVT. LTD. (Private Limited Company), 7 ABDUL ZABBAR ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145

Indetified by Mr RAHUL GUPTA, , Son of Mr S N GUPTA, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,014.00/- (A(1) = Rs 7,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2024 11:49PM with Govt. Ref. No: 192024250278534861 on 17-11-2024, Amount Rs: 7,014/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 527720822 on 17-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 35,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 30,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1985, Amount: Rs.5,000.00/-, Date of Purchase: 14/11/2024, Vendor name: S Samanta

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

Online on 17/11/2024 11:49PM with Govt. Ref. No: 192024250278534861 on 17-11-2024, Amount Rs: 30,020/-,

Bank: Union Bank of India (UBIN0530166), Ref. No. 527720822 on 17-11-2024, Head of Account 0030-02-103-003-02



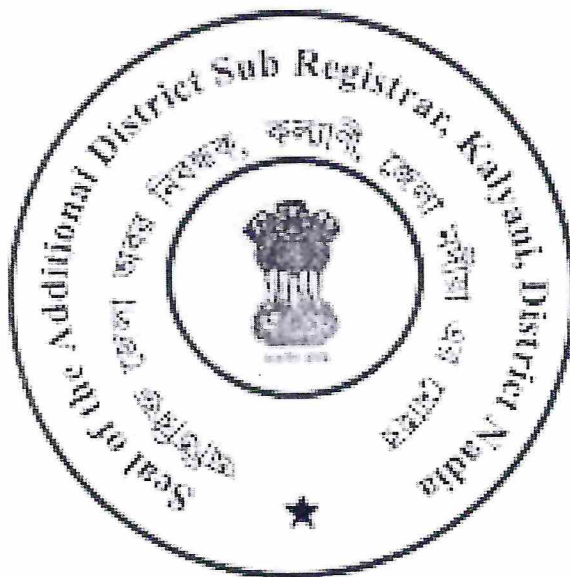
Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI
Nadia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1303-2024, Page from 96319 to 96336

being No 130305575 for the year 2024.



Digitally signed by ABHIJIT CHATTERJEE
Date: 2024.11.19 13:14:16 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 19/11/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.