

1274/25

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 591938

K 591938

21/225562/25

1
31/01/25
ADDITIONAL REGISTRAR OF
ASSURANCES-II KOLKATA

It is certified that the Document is admitted to
registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar
of Assurances-II Kolkata



31 JAN 2025

DEED OF SALE

(2)

THIS DEED OF SALE made on this 31st day of January, Two Thousand and Twenty-five

B E T W E E N

SRI SUSANTA K. SARKAR (OCI NO. A2047384) (also known as Sri Susanta Kumar Sarkar) son of Late Akshoy Kumar Sarker (also known as Late Akshoy Kumar Sarkar), by occupation – Professional, by faith Hindu, by nationality – USA Citizen and also Overseas Citizen of India, aged about 72 years, resident of 1250 Wembley Drive Wayne PA 19087, United States of America, 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 his 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 Shri Akshoy Kumer Sarker (also known as Akshoy Kumar Sarkar), son of Late Jatindra Chandra Sarker (also known as Jotindra Chandra Sarkar), became owner of the property which situate lying and bearing Holding No. B-1/419 in Block No. B, P.O. & P.S. Kalyani, Dist. Nadia, Pin-741235, W.B. by virtue of an Indenture of Conveyance made and executed on 29th December, 1978 between him and the Governor of the State of West Bengal vide being No. 151 for the year 1979, registered in Book No. 1, Vol. No. 3, Pages 107 to 110, the said Indenture of Conveyance has been registered and executed at the Office of the Sub-Registrar, Ranaghat within the District of Nadia.

AND WHEREAS the said Sri Akshoy Kumer Sarker @ Akshoy Kumar Sarkar expired on 15.04.2001 leaving behind his wife viz. Smt. Manju Rani Sarkar @ Manju Sarkar and his two sons viz. Sri Prasanta Kumar Sarkar and Sri Susanta Kumar Sarkar @ Susanta K. Sarkar as his legal heirs and successors who inherited the schedule property mentioned specifically in the schedule below by virtue of law of inheritance.

AND WHEREAS the above said Prasanta Kumar Sarkar expired on 20.08.2017 leaving behind his wife viz. Smt. Tapati Sarkar and his mother Smt. Manju Rani Sarkar @ Manju Sarkar as his legal heirs and successors who jointly inherited the undivided share of deceased Prasanta Kumar Sarkar out of the schedule property mentioned specifically in the schedule below.

AND WHEREAS the said Smt. Manju Rani Sarkar @ Manju Sarkar expired on 23.01.2019 leaving behind her son Sri Susanta Kumar

Sarkar @ Susanta K. Sarkar and her daughter-in-law viz. Smt. Tapati Sarkar as her legal heirs and successors who ultimately inherited the schedule property mentioned below in the schedule as per law of inheritance.

AND WHEREAS with the due course of time Smt. Tapati Sarkar, W/o Late Prasanta Kumar Sarkar executed a Deed of Gift in favour of Sri Suproteem Kumar Sarkar, S/o Sri Susanta Kumar Sarkar @ Susanta K. Sarkar of 1250 Wembley Drive Wayne PA 19087, United States of America, registered at the Office of Addl. Registrar of Assurance-IV, Kolkata, West Bengal vide being No. 190400784 for the year 2020, registered in Book I, Vol. No. 1904-2020, Page from 55504 to 55530 and thus the said Smt. Tapati Sarkar transferred her share out of the schedule property mentioned below in favour of Sri Suproteem Kumar Sarkar and as such Sri Suproteem Kumar Sarkar became one of the co-sharers of the schedule property along with his father Sri Susanta Kumar Sarkar @ Susanta K. Sarkar. The said Sri Susanta Kumar Sarkar @ Susanta K. Sarkar and Sri Suproteem Kumar Sarkar mutated their names respectively in the records of Kalyani Municipality and paid requisite property tax to the authority of Kalyani Municipality time to time. It is to be mentioned here that in connection with the aforesaid Deed of Gift the said Sri Suproteem Kumar Sarkar was represented by his father Sri Susanta Kumar Sarkar @ Susanta K. Sarkar as his Constituted Attorney.

AND WHEREAS subsequently the above said Sri Suproteem Kumar Sarkar transferred his share out of the schedule property mentioned below by dint of a Deed of Gift in favour of his father Sri Susanta Kumar Sarkar @ Susanta K. Sarkar which was registered and executed at the

Office of Addl. Registrar of Assurance-III, Kolkata vide being No. 190311944 for the year 2022, registered in Book I, Vol. No. 1903-2022, Page from 555413 to 555430 and thus the said Sri Susanta Kumar Sarkar @ Susanta K. Sarkar became full-fledged owner of the schedule property mentioned below and he mutated his name before the Competent Authority of Kalyani Municipality, presently the said Sri Susanta Kumar Sarkar @ Susanta K. Sarkar i.e. the Vendor is the absolute proprietor of the property mentioned in schedule below with full right, title, possession and interest.

AND WHEREAS now the above named Vendor decided to sell the schedule property measuring 5 cottah 3 chatak 6 sq.ft. more or less, along with a house standing thereon, situate and lying at and bearing Holding No. B-1/419 in Block No. B, P.O. & P.S. Kalyani, Dist. Nadia, Pin-741235, W.B., the same has been exclusively and specifically referred to as "the said property" and described in the schedule below at a marketable consideration value of **Rs.95,00,000.00** (Rupees Ninety-five Lakh) only and the present Purchaser after knowing about the offer of the Vendor, approached the Vendor to purchase the schedule property as mentioned below and after a brief discussion among the Vendor and the Purchaser, the Purchaser accepted the offer of the Vendor and after thorough investigation into the records of the said property 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.95,00,000.00** (Rupees

Ninety-five Lakh) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledge) as total price of the said property 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 the said property 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 property free from any or all encumbrances TO HAVE AND TO HOLD the said property 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 himself and his 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 property and further declare that they are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and that the Vendor has not in any way encumbered the said property 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 property as lawful and rightful owner thereof with liberty to raise/erect all sorts of constructions upon the said property 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 property AND THAT the Vendor doth hereby further declare and covenant with the said Purchaser that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the Vendor has no valid perfect and marketable title to the said property as hereinbefore stated by the Vendor in that event the Vendor including all his 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 property hereby sold to the Purchaser.

It is hereby further declared by the Vendor does hereby deliver the 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 Kalyani Municipality and the Vendor undertakes to render 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 said 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 **5 cottah 3 chatak 6 sq.ft.** more or less along with a dwelling house thereon, measuring about **2400 sq. ft.**, situate lying at and bearing Holding No. **B-**

1/419 in Block B, Ward No. 9 of Kalyani Municipality, in the Sub-Division – Kalyani, A.D.S.R.O. – Kalyani, P.O. & P.S. Kalyani, Dist. Nadia, Pin-741235, W.B. *30 years old Building, Cemented floors*

Bounded and butted by -

On the North by : B-1(R) Arterial Road
On the South by : House No. B-1/422
On the East by : House No. B-1/420
On the West by : House No. B-1/418

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. *Chaitanya Halder*

Arundhati Chandra

SIGNATURE OF THE VENDOR

2. *Shubhanku*

VAASTUKALA ESTATE DEVELOPERS PVT. LTD. VAASTUKALA ESTATE DEVELOPERS PVT. LTD.

Himanshu Taiswal

DIRECTOR

Shubhanku Taiswal

DIRECTOR

SIGNATURE OF THE PURCHASER

Drafted by me

Rahul Gupta

Rahul Gupta

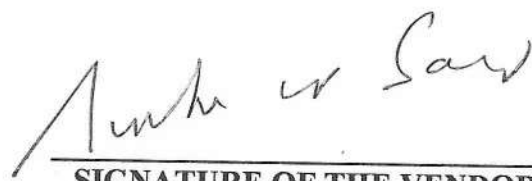
Advocate

Enrolment No. F/675/679/90

Barrackpore Court

MEMO OF CONSIDERATION

RECEIVED from the within mentioned Purchaser the within mentioned sum of **Rs.95,00,000.00** (Rupees Ninety-five Lakh) only as full and final settlement paid by the Purchaser by way of **BANK DRAFT** of STATE BANK OF INDIA vide No. 852597.....dt.30/01/2025.



SIGNATURE OF THE VENDOR

SUSANTA K. SARKAR

THE SALE DEED SITE PLAN OF MOUZA:- KALYANI , J.L. NO:- 58 , PLOT NO:- B-1/419 , B-BLOCK , SUB-BLOCK:- 01 , HOLDING NO:- B-01/419 AT KALYANI WARD NO:- 09 , UNDER KALYANI MUNICIPALITY , P.S:- KALYANI , DIST:- NADIA.

AREA STATEMENT :-

TOTAL LAND AREA :- 05 KH. 03 CH. 06 SFT. OR 3741.00 SFT.

GROUND FLOOR COVER AREA :- 1200.00 SFT.

1ST. FLOOR COVER AREA :- 1200.00 SFT.

NAME OF VENDOR

SRI. SUSANTA K. SARKAR
S/O LT. AKSHOY KUMAR SARKAR

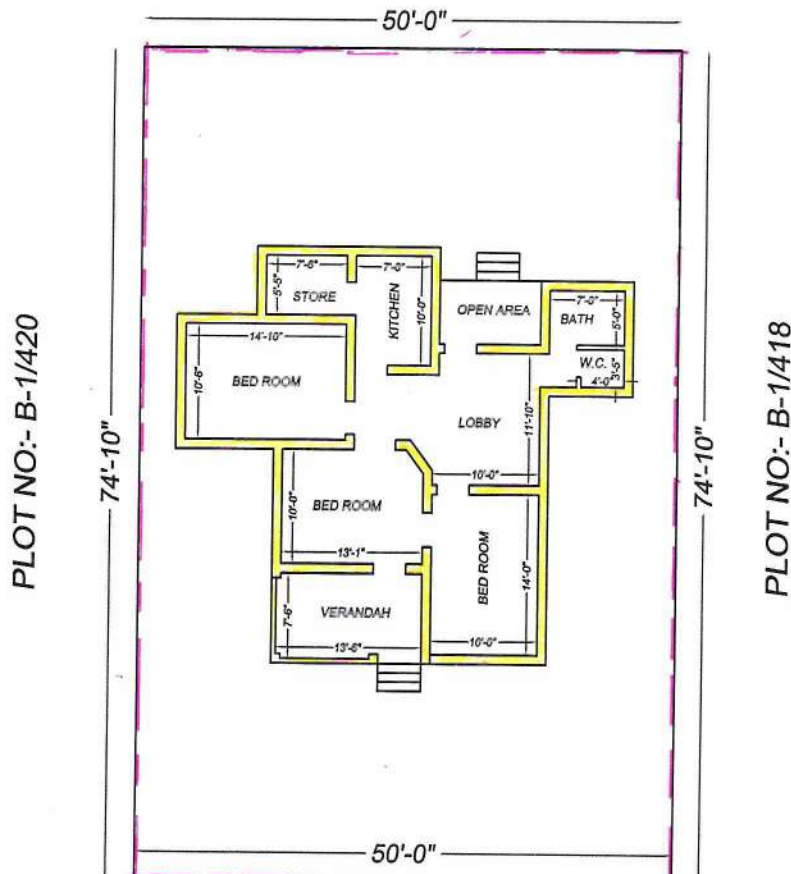
NAME OF VENDEE

VAASTUKALA ESTATE
DEVELOPERS PRIVATE LIMITED
1. SRI. HIMANSHU JAISWAL
2. SRI. SUDHANSHU JAISWAL
BOTH S/O SRI. NIRAJ KUMAR JAISWAL

SCALE-1"=16'



PLOT NO:- B-1/422



30'-0" WIDE ROAD

**GROUND & 1ST. FLOOR PLAN
SITE PLAN**

Himanshu Jaiswal

Sudhanshu Jaiswal

Nathuram Sikder
Nathuram Sikder (L.B.S.)
Building Planer, Estimator,
Surveyor & Supervisor,
Lic No. : 009/2020/KM, Class -I
B-04/129, KCMS, Kalyani, Nadia

Sig of Vendor
SIG OF VENDOR

Sig of Vendee
SIG OF VENDEE

DRAWN BY:-

SPECIMEN FROM FOR TEN FINGERPRINTS

Left Hand						
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Left Hand						
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Left Hand						
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Left Hand						PHOTO
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUSANTA K SARKAR, (Alias: Mr SUSANTA KUMAR SARKAR) Son of Mr AKSHOY KUMAR SARKAR Executed by: Self, Date of Execution: 31/01/2025 , Admitted by: Self, Date of Admission: 31/01/2025 ,Place : Office	Photo  31/01/2025	Finger Print  LTI 31/01/2025	Signature  31/01/2025
1250 WEMBLEY DRIVE WAYNE PA 19087 , U S A, City:- , P.O:- NA, Pennsylvania, United States, PIN:- 19087 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: United States Date of Birth:XX-XX-1XX3 , PAN No.: JLxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/01/2025 , Admitted by: Self, Date of Admission: 31/01/2025 ,Place : Office				

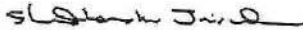
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VAASTUKALA ESTATE DEVELOPERS PRIVATE LIMITED 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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr HIMANSHU JAISWAL (Presentant) Son of Mr NIRAJ KUMAR JAISWAL Date of Execution - 31/01/2025, , Admitted by: Self, Date of Admission: 31/01/2025, Place of Admission of Execution: Office	Photo  Jan 31 2025 2:23PM	Finger Print  LTI 31/01/2025	Signature  31/01/2025
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 ESTATE DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				

2

Name	Photo	Finger Print	Signature
Mr SUDHANSHU JAISWAL Son of Mr NIRAJ KUMAR JAISWAL Date of Execution - 31/01/2025, , Admitted by: Self, Date of Admission: 31/01/2025, Place of Admission of Execution: Office	 Jan 31 2025 2:24PM	 Captured LTI 31/01/2025	 31/01/2025
127/A NAKARI MONDAL ROAD, City:- Not Specified, P.O:- KANCJRAPARA, 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 ESTATE DEVELOPERS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BARUN ACHARJEE Son of Mr ATUL ACHARJEE WEST DHANIA, City:- Not Specified, P.O:- MASUNDA, P.S:-Amdanga, District:-North 24-Parganas, West Bengal, India, PIN:- 743711	 31/01/2025	 Captured 31/01/2025	 31/01/2025
Identifier Of Mr SUSANTA K SARKAR, Mr HIMANSHU JAISWAL, Mr SUDHANSHU JAISWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA K SARKAR	VAASTUKALA ESTATE DEVELOPERS PRIVATE LIMITED-8.57312 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA K SARKAR	VAASTUKALA ESTATE DEVELOPERS PRIVATE LIMITED-2400.00000000 Sq Ft



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



280120252037835857

GRIPS Payment Detail

GRIPS Payment ID:	280120252037835857	Payment Init. Date:	28/01/2025 14:30:09
Total Amount:	660051	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1157522737033	BRN Date:	28/01/2025 14:30:41
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr SUDHANSHU JAISWAL
Mobile:	8013395004

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250378358588	Directorate of Registration & Stamp Revenue	660051
Total			660051

IN WORDS: SIX LAKH SIXTY THOUSAND FIFTY ONE ONLY.

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



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



192024250378358588

GRN Details

GRN:	192024250378358588	Payment Mode:	SBI Epay
GRN Date:	28/01/2025 14:30:09	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1157522737033	BRN Date:	28/01/2025 14:30:41
Gateway Ref ID:	646660438	Method:	Union Bank Of India-Retail NB
GRIPS Payment ID:	280120252037835857	Payment Init. Date:	28/01/2025 14:30:09
Payment Status:	Successful	Payment Ref. No:	2000225562/9/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SUDHANSHU JAISWAL
Address:	KANCHRAPARA
Mobile:	8013395004
EMail:	gitaconstruction.nkj@gmail.com
Period From (dd/mm/yyyy):	28/01/2025
Period To (dd/mm/yyyy):	28/01/2025
Payment Ref ID:	2000225562/9/2025
Dept Ref ID/DRN:	2000225562/9/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000225562/9/2025	Property Registration- Stamp duty	0030-02-103-003-02	565030
2	2000225562/9/2025	Property Registration- Registration Fees	0030-03-104-001-16	95021
Total				660051

IN WORDS: SIX LAKH SIXTY THOUSAND FIFTY ONE ONLY.

1. यह प्रमाणपत्र भारत सरकार की संपत्ति है। इसी प्रमाणपत्र को जारी करने वाले अधिकारी के नाम से, इसे भारत सरकार के अधिकारी को भेजना आवश्यक है, जिसका प्रमाण प्रमाणपत्र के साथ है।
2. इस प्रमाणपत्र में कोई भी परिवर्तन या संशोधन के बिना नहीं किया जा सकता है।
3. यह प्रमाणपत्र केवल भारत के नागरिकों के लिए ही है। यह किसी भी अन्य देश के नागरिकों के लिए नहीं है।

CAUTION

1. This certificate is the property of the Government of India. Any communication received by the holder from the Issuing Authority regarding this certificate including demand for its surrender should be forwarded with immediacy.
2. This certificate must not be altered or modified in any way.
3. Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the O.C.I. cell, Citizenship Section, Foreigners Division, Ministry of Home Affairs, Jawahar House, Mansarovar Road, New Delhi-110011. If the holder is in India.

LIFE TIME VISA

Name / Name of holder / Name of Father / Legal Guardian

AKSHAY KUMAR SARKAR

Name of holder / Name of Mother

MANJURANI SARKAR

Name / Address

1250 WEMBLEY DRIVE

WAYNE PA 19087

USA

Valid till / Passport No.

494496163

Valid till / Date of Issue

17/06/2012

USDOS

Valid till / Date of Issue

17/06/2012

USDOS

Valid till / Date of Issue

17/06/2012

USDOS

Valid till / Date of Issue

17/06/2012

USDOS

Valid till / Date of Issue

17/06/2012

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Valid till / Date of Issue

17/06/2012

USDOS

Valid till / Date of Issue

17/06/2012

USDOS

Valid till / Date of Issue

17/06/2012

USDOS

Valid till / Date of Issue

17/06/2012

USDOS

Sandep Grover
Vice Consul
Consulate General of India
New York



This is to certify that the person whose particulars are given in this Certificate has been registered as an Overseas Citizen of India under the provisions of Section 7A of the Citizenship Act, 1955.

इस प्रमाणपत्र में दिये गए विवरणों के अनुसार व्यक्ति को भारत के नागरिक के रूप में मान्यता दी जा रही है।

OVERSEAS CITIZEN OF INDIA
प्रमाणपत्र जारी करने वाले अधिकारी के नाम से, इसे भारत सरकार के अधिकारी को भेजना आवश्यक है, जिसका प्रमाण प्रमाणपत्र के साथ है।



पंजीयन प्रमाणपत्र CERTIFICATE OF REGISTRATION भारत के नागरिक के रूप में पंजीयन प्राप्त करने वाले नागरिक के रूप में

ST / No. A 2047384

SARKAR

Place of Birth / Given Name(s)

SUSANTA K

Country / Nationality

USA

Date / Sex

N 12/01/1953

Place of Birth

INDIA

Occupation

PROFESSIONAL

Valid till / Date of Issue

NEW YORK

11/01/2016

USDOS

Valid till / Date of Issue

11/01/2016

USDOS

Valid till / Date of Issue

11/01/2016

USDOS

Valid till / Date of Issue

11/01/2016

USDOS

Valid till / Date of Issue

11/01/2016

USDOS

Valid till / Date of Issue

11/01/2016

USDOS

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAKCV4766F



नाम / Name
VAASTUKALA ESTATE DEVELOPERS PRIVATE
LIMITED

निगमन / गठन की तारीख
Date of Incorporation/Formation
04/10/2024

15112024

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BXPPJ5002E



नाम / Name
SUDHANSHU JAISWAL

पिता का नाम / Father's Name
NIRAJ KUMAR JAISWAL

जन्म की तारीख
Date of Birth
23/01/2001

हस्ताक्षर / Signature

15042019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BRKPJ1729F



नाम / Name
HIMANSHU JAISWAL

पिता का नाम / Father's Name
NIRAJ KUMAR JAISWAL

जन्म की तारीख / Date of Birth
29/09/1998

Himanshu Jaiswal
Signature / Signatures



28340318

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
JLPPS9662M



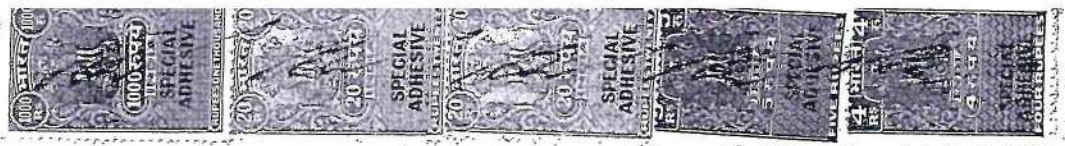
नाम / Name
SUSANTA K SARKAR

पिता का नाम / Father's Name
AKSHOY KUMAR SARKAR

जन्म की तारीख / Date of Birth
12/01/1953

Ambir Sahu
हस्ताक्षर / Signature





STAMP AFFIXED BY.

STAMP SUPERINTENDENT.
CALCUTTA COLLECTORATE.

151

29
A/49.50
N 1.80
151.30

5/1/79

बैंक ऑफ़ इंडिया
Bank of India

बैंक ऑफ़ इंडिया
Bank of India

बैंक ऑफ़
Bank



बैंक ऑफ़ इंडिया
Bank of India

THIS INDENTURE OF CONVEYANCE made this 29th

day of December One thousand nine hundred and seventy-eight

BETWEEN THE GOVERNOR OF THE STATE OF WEST BENGAL, hereinafter called the
"VENDOR" (which expression shall include his successors in office and
assigns) of the ONE PART AND Shri AKSHOY KUMER SARKER son of Late
Jatindra Chandra Sarker residing at B-1/419 Kalyani hereinafter called the
"PURCHASER" (which term shall unless repugnant to or excluded by the
context be deemed to include his heirs executors administrators
representatives and assigns) of the OTHER PART.

WHERE AS the Government of West Bengal (hereinafter referred to
as the "Government") is seized and possessed of or otherwise well and

sufficiently..

sufficiently entitled as absolute proprietor in possession there of to the messuage tenement or dwelling house land, hereditaments and premises hereinafter fully set forth and described and intended to be hereby granted transferred and conveyed ;

AND WHEREAS the Vendor hath agreed with the Purchaser for the absolute sale to him of the messuage tenement or dwelling house land hereditaments and premises and the inheritance thereof in fee simple in possession free from encumbrances at or for the price of Rs. 15,455.00 (Rupees Fifteen thousand four hundred fiftyfive only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs 15,455.00 to the Government paid by the Purchaser on or before the execution of these presents (the receipt where of the Vendor doth hereby acknowledge and of and from the same and every part there of doth hereby release him the Purchaser as well as the said messuage tenement or dwelling house land hereditaments and premises and every part thereof) the Vendor doth hereby grant convey and transfer unto the Purchaser free from encumbrances ALL THAT brick-built messuage tenement or dwelling house together with the piece or parcel of land or ground thereunto belonging and on part thereof the same is enacted and built containing by estimation.

- Bigha 5 Cottah 3 Chottacks and 6 Square feet be the same little more or less situate lying at and bearing Holding No. B-1/419 in Survey Block No. B In the Sub-Division Ranaghat Division Presidency Mouza Kalyani Thana Kalyani Sub-Registration Office Ranaghat in the registration district of Nadia and butted and bounded in the manner following that is to say on the North by 17th Street of Palli No. 1 on the West by House No. B-1/418 on the East by House No. B-1/420 and on the South By House No. B-1/422

OR HOWSOEVER OTHERWISE the said messuage tenement or dwelling house land hereditaments and premises or any part thereof now are or is or

heretofore

heretofore were or was situated tenanted butted bounded called known numbered described or distinguished TOGETHER WITH all buildings out-houses garages fixtures yards courts areas sewers drains ways paths passage commons fences walls water water-course lights rights liberties privileges easements appendages and appurtenances whatsoever to the said messuage land hereditaments and premises belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto AND ALL THE ESTATE eight title interest claim and demand whatsoever of the Vendor into or upon the said messuage tenement or dwelling house land hereditaments and premises or any part there of TOGETHER WITH all deeds pattahs and muniments of title whatsoever in anywise exclusively relating to or concerning the said hereditaments and premises or any part thereof which now are or hereafter shall or may be in the possession power or control of the Vendor or any other person or persons from whom he or they or any of them may procure the sale without any action or suit TO HAVE AND TO HOLD the said messuage tenement or dwelling house land hereditaments and premises hereby granted transferred and conveyed or expressed so to be unto and to the use of the Purchaser absolutely and for ever AND the Vendor doth hereby covenant with the Purchaser that the Vendor has now in himself good right and full power to grant the said messuage tenement or dwelling house land hereditaments and premises hereby granted transferred and conveyed or expressed so to be unto and to the use of the Purchaser in manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said messuage tenement or dwelling house land hereditaments and premises and receive the rents issues and profits there of without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust from him AND THAT free and clear and freely and clearly and

absolutely ..

absolutely discharged saved harmless and kept indemnified against all estates and encumbrances created by the Vendor or any person or persons lawfully or equitably claiming any estate or interest in the said messuage tenements or dwelling house land hereditaments and premises or any of them or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said messuage tenements or dwelling house land hereditaments and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

IN WITNESS WHEREOF the Vendor hath hereunto set and subscribed his hand the day month and year first above written.

SIGNED SEALED AND DELIVERED for and on behalf of the Governor of the State of West Bengal by the Deputy Secretary/ Assistant Secretary, Education Department, Government of West Bengal in the presence of:-

(1) *Sibaprasad Roychowdhury*

S. P. Roychowdhury
Section Officer,
Education Department,
Govt. of West Bengal.

(2)

Ram Shankar Banerjee

R. S. Banerjee,
Joint Assistant,
Education Department,
Government of West Bengal.

J. S. Ray
J. S. Ray,
Assistant Secretary,
Education Department,
Government of West Bengal.

or in
for him
URTHER the
or all person
persons having
lawfully or
equitably claiming

J. S. Ray
J. S. Ray,
Assistant Secretary,
Education Department,
Government of West Bengal.

BANK OF

Major Information of the Deed

Deed No :	I-1902-01058/2025	Date of Registration	31/01/2025
Query No / Year	1902-2000225562/2025	Office where deed is registered	
Query Date	23/01/2025 8:34:40 PM	A.R.A. - II KOLKATA, District: Kolkata	
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 : 3]		
Set Forth value	Market Value		
Rs. 95,00,000/-	Rs. 95,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,70,030/- (Article:23)	Rs. 95,105/- (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-B1(R) Arterial Road, Mouza: Block-B1(R), , Holding No:B 1/419 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-1/419		RentFree Viti/Bastu (Freehold)	RentFree Viti/Bastu (Freehold)	5 Katha 3 Chatak 6 Sq Ft	65,00,000/-	65,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					8.5731Dec	65,00,000 /-	65,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	30,00,000/-	30,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2400 sq ft	30,00,000 /-	30,00,000 /-	

Endorsement For Deed Number : I - 190201058 / 2025

On 31-01-2025

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 14:14 hrs on 31-01-2025, at the Office of the A.R.A. - II KOLKATA by Mr HIMANSHU JAISWAL ,.

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 95,00,000/-

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

Execution is admitted on 31/01/2025 by Mr SUSANTA K SARKAR, Alias Mr SUSANTA KUMAR SARKAR, Son of Mr AKSHOY KUMAR SARKAR, 1250 WEMBLEY DRIVE WAYNE PA 19087 ,U S A, P.O: NA, Pennsylvania, United States, PIN - 19087, by caste Hindu, by Profession Professionals

Indetified by Mr BARUN ACHARJEE, , Son of Mr ATUL ACHARJEE, WEST DHANIA, P.O: MASUNDA, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 743711, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 31-01-2025 by Mr HIMANSHU JAISWAL, DIRECTOR, VAASTUKALA ESTATE DEVELOPERS PRIVATE LIMITED (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 BARUN ACHARJEE, , Son of Mr ATUL ACHARJEE, WEST DHANIA, P.O: MASUNDA, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 743711, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-01-2025 by Mr SUDHANSHU JAISWAL, DIRECTOR, VAASTUKALA ESTATE DEVELOPERS PRIVATE LIMITED (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 BARUN ACHARJEE, , Son of Mr ATUL ACHARJEE, WEST DHANIA, P.O: MASUNDA, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 743711, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 95,105.00/- (A(1) = Rs 95,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 95,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2025 2:30PM with Govt. Ref. No: 192024250378358588 on 28-01-2025, Amount Rs: 95,021/-, Bank: SBI EPay (SBlePay), Ref. No. 1157522737033 on 28-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,70,030/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,65,030/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4334, Amount: Rs.5,000.00/-, Date of Purchase: 29/01/2025, Vendor name: S Samanta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2025 2:30PM with Govt. Ref. No: 192024250378358588 on 28-01-2025, Amount Rs: 5,65,030/-, Bank: SBI EPay (SBlePay), Ref. No. 1157522737033 on 28-01-2025, Head of Account 0030-02-103-003-02

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1902-2025, Page from 45337 to 45363
being No 190201058 for the year 2025.**



Digitally signed by SATYAJIT BISWAS
Date: 2025.02.04 18:11:01 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 04/02/2025

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.**