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Certified that the Document is admitted to Registration. The Signature Sheet and the end sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances, Kolkata

9 JUN 2020

NO. (2) 546168/2020.



DEED OF SALE

This DEED OF SALE made this the 30th day of May, 2020

BETWEEN

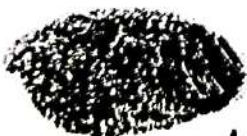
(1) SMT. CHAMELI DEVI alias CHAMELI DEVI JAISWAL (PAN ACPPJ2334P, AADHAR No.438503850902) wife of Late Rambahal Gupta alias Rambahal Jaiswal, by faith- Hindu, by occupation- Household, by Nationality-Indian, residing at 105, Canal Street, P.O Sreebhumi, P.S. Lake Town, District-North 24 Parganas, Kolkata - 700048 (2) SRI TARAK GUPTA RAM alias TARAK GUPTA (PAN ACZPG7695Q, AADHAR No. 299426768592) son of Late Rambahal Gupta alias Rambahal Jaiswal, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 243/2M, A.P.C. Road, P.O. Beadon Street, P.S.Burtolla, Kolkata - 700006 (3) SRI SHIW KUMAR JAISWAL

BHADAN CONSTRUCTION PVT. LTD.

Managing Director

Shashwan Hansan

Tarak Gupta

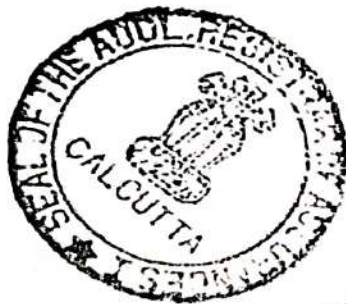


LTI of Chameli Devi Jaiswal
By the pen of Anurag Gupta

Omprakash Jaiswal.

S.K. Jaiswal

12-10-PM.



9
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
30 MAY 2020

alias **SHEW KUMAR GUPTA** (PAN **ACQPJ5701R**, **AADHAR No.711459615053**) son of Late Rambahal Gupta alias Rambahal Jaiswal, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 24/2, Bidhan Sarani, P.O. Bedon Street, P.S. Girish Park, Kolkata- 700 006 and (4) **SRI OMPRAKASH JAISWAL** alias **OMPRAKASH GUPTA** (PAN **ACPPJ2283F**, **AADHAR No.862033043178**) son of Late Rambahal Gupta alias Rambahal Jaiswal, by faith-Hindu, by occupation-Business, by Nationality - Indian, residing at 43A, Nimtala Ghat Street, P.O. Beadon Street, P.S. Jorabagan, Kolkata- 700 006 hereinafter jointly called as **VENDORS** (Which term and expression shall unless otherwise excluded by or repugnant to the context or subject to deemed to mean include their legal heirs, executors, representatives and assigns) **OF THE ONE PART.**

A N D

SHADMAN CONSTRUCTION PRIVATE LIMITED (PAN - **AAWCS5356E**), a Registered Pvt. Ltd. Company incorporated under the Companies Act, 1956, having its Registered Office at residing at 55, Madan Mohan Burman Street, Post-Burrabazar, P.S.- Jorasanko, Kolkata - 700007 represented by its Director **MR. SHADMAN HASSAN** (PAN **AHYPH1140H**, **AADHAR No. 421166846385**) son of Shabirul Hassan, by faith-Islam, both by occupation-Business, by Nationality-Indian residing at 55, Madan Mohan Burman Street, Post-Burrabazar, P.S.- Jorasanko, Kolkata - 700007 hereinafter jointly called and referred

Omparakash Jaiswal.

S.K. Samal

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Shadman Hassan
Managing Director
SHADMAN CONSTRUCTION PVT. LTD.


Tarak Gupta

to as the **PURCHASER** (Which term and expression shall unless otherwise excluded by or repugnant to the context or subject to deemed to mean include their heirs, executors, representatives and assigns) **OF THE OTHER PART.**

WHEREAS ALL THAT brick built messuage tenement or dwelling house consisting partly tin shed and partly tiled shed rooms (38 in numbers) together with the piece or parcel of land thereunto belonging whereon or on part whereof the same is erected and built containing by estimation an area of 9 cottahs 6 chittacks 2.25 sq.ft. be the same a little more or less and commonly known as premises no.3/1, Marqus Square (formerly North East and North West portion of premises No.3, Marqus Square, Kolkata - 700 007 under Police Station Jorasanko (morefully described in the Schedule written hereunder) was seized and possessed of or otherwise well and sufficiently entitled to one Dhiresh Chand Ghose.

AND WHEREAS the said Dhiresh Chand Ghose while seized and possessed of the said property by a Deed of Settlement dated 11.07.1946 duly Registered with Registrar of Assurances Calcutta recorded in Book No.1, Volume No.76, Page No.289-293, Being No.2451 for the year 1946 executed by and between the said Dhiresh Chand Ghose as SETTLOR of the ONE PART and the said Dhiresh Chand Ghose and Salil Kumar Ghose alias Salil Chandra Ghose as TRUSTEES of the OTHER PART therein, the said Dhiresh Chand Ghose appointed

Omprakash Jaiswal. S.K. Jaiswal


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himself and the said Salil Chandra Ghose alias Salil Kumar Ghose as the Trustee for the purpose therein mentioned in respect of premises No.3/1, Marqus Square, Kolkata - 700 007.

AND WHEREAS the said Deed of Settlement inter alias provide that the Trustee shall hold the said messuage parcel of land and premises being premises No.3/1, Marqus Square fully described in the schedule thereunder as also hereunder excepting 3 Chittacks and 32 Square feet of land and delineated in the map or plan thereto annexed therein enclosed within Green border and intended to be hereby conveyed upon trust and during the life time of the said Settlor he the said Settlor shall collect the rents issues and profits and other interest thereof or the other interest and income thereof and pay thereout at the first instance all the rates and taxes premia for insurance costs of repairs and other outgoings payable in respect of the said trust property according to its nature for the time being and pay the balance of the said rents, profits and other interest and income to him the Settlor for his own use and benefit and from and after the death of the settlor the surviving Trustee shall hold the said trust property upon trust to make over the said property to the said Salil Kumar Ghose alias Salil Chandra Ghose and if he not then alive then to his heirs absolutely and forever;

AND WHEREAS the said Dhiresh Chand Ghose died on or about 29th day of July, 1954 leaving him and surviving the said Salil Kumar Ghose alias Salil Chandra Ghose;

 Omprakash Jaiswal. S.K. Jaiswal.

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by the son of Anurog Gupta

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Tarak Gupta

AND WHEREAS since the death of the said Dhiresh Chand Ghose the said Salil Chandra Ghose alias Salil Kumar Ghose as beneficiary mentioned in the said Deed of Settlement has duly mutated his name in the records of the Corporation of Calcutta as owner thereof and as such enjoying the rents issues and profits of the said premises No.3/1, Marqus Square, Calcutta more fully described in the schedule hereunder and delineated in the map or plan hereto annexed.

AND WHEREAS by a Deed of Lease dated the 6th day of August, 1970 recorded in Book No.1, Volume No.123, Pages 156 to 163 being No.3504 for the year 1970 in the office of the Registrar of Assurances, Calcutta the said Salil Kumar Ghose alias Salil Chandra Ghose executed a Deed of Lease in favour of one Anand Kumar Jaiswal for the period of 51 years commencing from 1st of August, 1970 for the consideration therein mentioned.

AND WHEREAS by an indenture dated 07.10.1972 duly registered with Sub-Registrar of Assurances, Calcutta recorded in Book No.1, Volume No.182, Pages 175-180, Being No.5308 for the year 1972 the said Salil Kumar Ghosh alias Salil Chandra Ghosh son of Late Dhiresh Chand Ghosh as transferor transferred all the right title interest of the said Salil Kumar Ghosh alias Salil Chandra Ghosh as surviving Trustee in terms of the Provision contained in the said Deed of Settlement dated

Omprakash Jaiswal.

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11.07.1946 recorded as Being No.2451 for the year 1946 unto and in favour of the said Salil Kumar Ghosh alias Salil Chandra Ghosh in respect of the said premises Being No.3/1, Marqus Square Calcutta and thus the said Salil Kumar Ghosh alias Salil Chandra Ghosh became absolutely seized and possessed of or otherwise well and sufficiently entitle to in fee simple in possession and free from all encumbrances to the said premises morefully described in the schedule written hereunder.

AND WHEREAS the Vendors herein **SMT. CHAMELI DEVI** alias Chamemi Devi Jaiswal wife of Late Rambahal Gupta alias Rambahal Jaiswal and **SRI RAM TARAK GUPTA** alias Tarak Gupta son of Rambahal Gupta alias Rambahal Jaiswal are the joint owners of **ALL THAT** undivided half share or interest in the brick built messuage tenement or dwelling house consisting partly tin shed and partly tiled shed rooms (38 in numbers) together with the piece or parcel of land thereunto belonging whereon or on part where of the same is erected and built containing by estimation an area of 9 cottahs 6 chittacks 2.25 sq. feet be the same a little more or less and commonly known as premises No.3/1, Marcus Square (formerly North East and North West portion of premises No.3, Marcus Square) comprised in Block No. XV Holding No.249 in the North Division of the town of Kolkata, Post Office - Burrabazar, Police Station Jorasanko, Kolkata - 700007 morefully described in the schedule written hereunder" who by virtue of a Registered Indenture dated 10th October 1972 duly registered with Sub

Omprakash Jaiswal.

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Registrar of Assurances, Calcutta, recorded in Book No.1, Volume No.182, pages from 192 to 202, Being No.5310 for the year 1972 purchased the said property from the erstwhile owner namely Salil Kumar Ghose alias Salil Chandra Ghose son of Late Dhiresch Chand Ghose and became the joint owner free from all encumbrances.

AND WHEREAS the Vendors **SHEW KUMAR GUPTA** alias Shiw Kumar Jaiswal and **OMPRAKASH GUPTA** alias Omprakash Jaiswal both sons of Late Rambahal Gupta alias Rambahal Jaiswal are the joint owner of the remaining undivided half share or interest in the brick built messuage tenement or dwelling house consisting partly tin shed and partly tiled shed rooms (38 in numbers) together with the piece or parcel of land thereunto belonging whereon or on part where of the same is erected and built containing by estimation an area of 9 cottahs 6 chittacks 2.25 sq. feet be the same a little more or less and commonly known as premises No.3/1, Marcus Square (formerly North East and North West portion of premises No.3, Marcus Square) comprised in Block No. XV Holding No.249 in the North Division of the town of Kolkata, Post Office - Burrabazar, Police Station Jorasanko, Kolkata - 700007 who by virtue of a Registered Indenture dated 10th October 1972 duly registered with Sub-Registrar of Assurances, Calcutta recorded in Book No.1, Volume No.182, pages from 181 to 191 Being No.5309 for the year 1972 purchased the said property from the erstwhile owner Salil Kumar Ghose alias Salil Chandra Ghose son of

Omprakash Jaiswal.

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Late Dhiresch Chand alias Chandra Ghose and became the joint owner of the said property free from all encumbrances and by purchase as aforesaid the Vendors herein are the joint owners of the said property morefully described in the schedule written hereunder.

AND WHEREAS the said Anand Kumar Jaiswal son of Late Rambahal Gupta alias Rambahal Jaiswal by a Registered Indenture dated 12.08.1985 duly Registered with Registrar of Assurances, Calcutta recorded in Book No.1, Volume No.271, Pages 97-110, Being No.11856 for the year 1985 had surrendered his leasehold interest in respect of the premises No. 3/1, Marqus Square, Kolkata - 700 007 unto and in favour of the Vendors herein and thus Vendors herein have become the joint owners of the said premises morefully described in the schedule written hereunder free from all encumbrances and got their names mutated with the records of the Kolkata Municipal Corporation under Assessee No.110391100032 and are seized and possessed of and/or otherwise well and sufficiently entitled to the said property have been enjoying the same by paying taxes to the competent authority. In the said Deed dated 12.08.1985 due to bonafide and typographical mistake in the last paragraphs of page no. 2 it has been written as "Being No. 9004, Pages 155 to 168" in place of "Being No. 3504, Pages 156 to 163 for the year 1997" and in the said Deed "Saral Kumar Ghosh alias Saral Chandra Ghosh" written in place of "Salil Kumar Ghosh alias Salil Chandra Ghosh" and further in the said Deed in the second paragraph

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paragraph of Page No.3 "AND WHEREAS by two registered Conveyances both dated 6th October, 1972 and one registered in Book No. I, Volume No.123, Pages 156 to 163, Being No. 3504" in place of "by two registered conveyances both dated 10th October, 1972 and one registered in Book No. I, Volume No.182, Pages 181 to 191, Being No.5309 for year 1972". In the recital of indenture dated 07.10.1972 due to bonafide and typographical mistake in page no.2 it has been written "pages 289 to 299" in place of 289 to 293 and "Being No.2481" has been written in place of 2451 and in last paragraph of page no.2 of the said Indenture it has been wrongly written "Deed of Settlement dated the 11th day of July, 1956" in place of 11th day of July, 1946 and in page 3 of the said Indenture in last paragraph "Pages 289 to 299" has been written in place of 289 to 293 and in page no.4 of the said Indenture it has been written "Anant Kumar Jaiswal" in place of Anand Kumar Jaiswal and in paragraph 2 of page no.4 of the said Indenture it has been written "Volume No.46" in place of 76 and in paragraph 3 of page no.4 it has been written "Volume No.36 pages 289 to 299" in place of Volume No.76 pages 289 to 293 in page no.5 of the said Deed it has been written as "Volume No.46 pages 289 to 299" in place of Volume No.76 pages 289 to 293.

AND WHEREAS the Vendors herein due to their urgent requirement of money and also for other reason have agreed to sell and the Purchasers herein having been satisfied with the title of the Vendors

Ompalash Jaiswal. S. K. Jaiswal

*LTI of Chameli Devi Jaiswal
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Managing Director

have agreed to purchase the said property morefully described in the schedule written hereunder at or for the price of Rs.1,75,00,000/- (Rupees one core seventy five lakhs) only but subject to the provisions herein contained.

AND WHEREAS the Purchasers have agreed to purchase and the Vendors have agreed to Sell the schedule property free from all encumbrances on the terms and conditions mentioned herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.1,75,00,000/- (Rupees one core seventy five lakhs) only paid by the Purchasers to the Vendors the receipt whereof the Vendors hereby admit and acknowledge and of and from the same and every part thereof acquit release and forever discharge the Purchasers and the said property hereby intended to be sold the said Vendors as beneficial owner do hereby grant convey sell transfer assign and assure unto and to the use of the Purchasers free from all encumbrances **ALL THAT** brick built messuage tenement or dwelling house consisting partly tin shed and partly tiled shed rooms (38 in numbers) together with the piece or parcel of land thereunto belonging whereon or on part whereof the same is erected and built containing by estimation an area of 9 cottahs 6 chittacks 2.25 sq. ft. be the same a little more or less and commonly known as premises no.3/1, Marqus Square (formerly North East and North West portion of premises No.3, Marqus Square) Kolkata - 700 007 under Police Station

Omprakash Jaiswal.

S. K. Jaiswal

*ATTN of Anneli Devi Jaiswal
by the son of Anurag Gupta*



*Shashwanth
Shashwanth
Teerad Gupta*

SHASHWAN CONSTRUCTION PVT LTD.

MANAGING DIRECTOR

Jorasanko (morefully described in the Schedule-A written hereunder) as delineated by 'RED' border in the plan as annexed hereto **TOGETHER WITH** fences, hedges, ditches, ways, waters, water courses, lights, liberties, privileges easements and appurtenances whatsoever to the said property and premises 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 Vendors into or upon the same and every part thereof in law and equity to **ENTER UPON AND TO HAVE HOLD** own and possess the same unto and to the use of the Purchasers its successors in office, executors, representatives, assigns absolutely and for ever together with title deeds, writings and other evidences of title **AND THE VENDORS** do hereby covenant with the Purchasers their heirs, executors, representatives, and assigns that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever **AND** that the Vendors have full power and absolute authority to sell the said property in manner aforesaid. **AND** the Purchasers shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas or through tenants without any claim or demand whatsoever from the Vendors or any person claiming through or under their. **AND** the Vendors further covenant that the Purchasers shall have the right to transfer absolutely

Shashwan Harrison
Managing Director
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Omprakash Jaiswal.

S. K. Jaiswal

LTI of Chameli Devi Jaiswal
By the per of Anurag Gupta

by way of sale or mortgage or lease or gift or otherwise the whole or any part of the said property **AND** further the Vendors and their heirs, executors, administrators and assigns, covenant with the Purchasers their heirs, executors, representatives and assigns to save harmless, indemnity and keep indemnified the Purchasers their heirs, executors, representatives, or assigns from or against all encumbrances, charges and equities whatsoever. **AND** the Vendors their heirs, executors, representatives and assigns further covenant that they shall at the request and costs of the Purchasers or its successors in office, executors, representatives, or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid accordingly to the true intent and meaning of this deed and the Vendors their heirs, executors, representatives, or assigns further covenant that after purchase the Purchasers shall have right to mutate their names with the records of competent authority.

The Vendors herein with their full conscious and good physique and after going through the contents of this Deed and having been fully appreciated the contents thereof and after receipt of the full consideration money of Rs.1,75,00,000/- (Rupees one core seventy five lakhs) only executed this Deed of Sale in presence of the witnesses signed hereunder and on and from the date of execution of this Deed of

Omprakash Jaiswal.

S. K. Jaeml.



*LTD of Charali Devi Jaiswal
by the pen of Anurag Gupta*

SHADMAN CONSTRUCTION PVT. LTD.
 Managing Director
Shadman Harman
Tarak Gupta

Sale the Purchasers become the full and absolute owner and will acquire right, title interest and possessions over the Schedule Property.

SCHEDULE-'A' ABOVE REFERRED TO

ALL THAT brick built messuage tenement or dwelling house consisting partly tin shed and partly tiled shed rooms with cemented flooring (38 in numbers) fully tenanted together with the piece or parcel of land thereunto belonging whereon or on part whereof the same is erected and built containing by estimation an area of 9 cottahs 6 chittacks 2.25 sq. ft. equivalent to 6752.25 sq. ft. be the same a little more or less of which land measuring more or less 3500.00 sq. ft. used as semi commercial purpose and 2621.00 sq. ft. used as residential purpose with cemented flooring and tile shed roof ^{sixty years old} and remaining land measuring about 631.25 sq. ft. is lying vacant (open to sky) at premises no. 3/1, Marqus Square (formerly North East and North West portion of premises No.3, Marqus Square) Police Station -Jorasanko, Kolkata - 700 007 under Ward No. 39 of the Kolkata Municipal Corporation which is butted and bounded as follows:

ON THE NORTH : By 10 ft. wide Marqus Lane (formerly 3/2, Marqus Square)
ON THE SOUTH : By 3, Marqus Square,
ON THE EAST : By Balak Dutta Lane,
ON THE WEST : By Marqus Square ;

Omprakash Jaiswal.

S.K. Jaiswal

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By the pen of Anurag Gupta

Managing Director
Shashwanth Kumar
SHASHWAN CONSTRUCTION PVT. LTD.
Tarak Gupta

SCHEDULE-'B' ABOVE REFERRED TO

List of Tenants

SI NO.	ROOM NO.	NAME	MONTHLY RENT
1	1	GUJAN DAS	54/-
2	2	BADRI DAS	74/-
3	3	MD. AKBAR	250/-
4	4	SUKDEO DAS	600/-
5	5	RABI SANKAR DAS AND BROS	400/-
6	6	SUKDEB DAS	77/-
7	7	PAWAN KUMAR DAS	125/-
8	7A	ARJUN DAS	70/-
9	8	MD. MAQSOOD ANSARI, MD. SHAMSHED ANSARI	330/-
10	8A	NITYANANDA SAHOO, SONATAN. AND GOLOKE SAHOO	550/-
11	9	BHIM RAM	100/-
12	10	RESHMA BEGAM	400/-
13	11	MD. SAFDAN ALI, MD. PARWAZ ALAM	100/-
14	12	RASHIDA BEGAM	450/-
15	13	MD. FAROOQUE	425/-
16	14	SREE RAM MAHATO, ANUJ KUMAR MAHATO	100/-
17	15	MD. FAROOQUE	600/-
18	16	MD. NIJAMUDDIN HARUL	80/-
19	17	MD. FAROOQUE	550/-
20	18	SAIBUN NESSAM	440/-
21	19	MUSSARRT JAHAN, MD.	450/-

Shadman Hassan
Managing Director
SHADMAN CONSTRUCTION PVT. LTD.
Tarak Gupta

Omprakash Jaiswal.

S.K. Jaiswal

VTI of Chameli Devi Jaiswal
by the pen of Anurag Gupta

23	21	MD. SHAHID AND BROS	180/-
24	22	MUSARAT JAHAN	450/-
25	23	HUSNE QUAMAR	440/-
26	24	SITO RAM	190/-
27	25	SAHDO DAS	100/-
28	26	DIHARSAN DAS	66/-
29	27	SANJU DAS	100/-
30	28	SURESH BROS	152/-
31	29	MADHUSADAN ROY, GOPAL ROY	580/-
32	30	SITO RAM	150/-
33	31	HULASH DAS	47/-
34	32	DINESH DAS	150/-
35	33	BEHARI DAS	70/-
36	34	JANKI DAS	200/-
37	35	OMPRAKASH DAS, DIPAK DAS	200/-
38	36	SITO RAM	133/-

Omprakash Jainwal

S.K. Jainwal

LTI of Chameli Devi Jainwal
By the pen of Anurag Gupta.



SHADMAN CONSTRUCTION PVT. LTD.

Shadman Hassan

Managing Director

Anurag Gupta

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

Signed, Sealed and delivered in presence of:

WITNESSES:

1. Baskil Kumar Jaiswal
S/o Late Anand Kumar Jaiswal
10 Rama Nand Chatterjee Street
Kolkata - 700009.

2. Sufia Hassan
w/o Shabirul Hassan
55, Madan Mohan
Biswas Street
KOL - 700007

Drafted by me:

Abhishek Verma

(Abhishek Verma)
Advocate

High Court Calcutta
Enrolment No. WB-1400/2007

U.P. of Chhawali Devi
Jaiswal
By the pen of
Anurag Gupta
Tarak Gupta
S.K. Jain
Omprakash Jaiswal

VENDORS

SHADMAN CONSTRUCTION PVT. LTD.

Shadman Hassan
Managing Director

PURCHASER

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs) only being the full and final payment under these presents as per Memo below:

By Cheque No.033840 dated 16.03.2019	Rs. 40,00,000.00
By Cheque No.033841 dated 18.03.2019	Rs. 11,00,000.00
By Cheque No.033842 dated 19.03.2019	Rs. 11,00,000.00
By Cheque No.033843 dated 20.03.2019	Rs. 11,00,000.00
By Cheque No.126925 dated 24.10.2019	Rs. 10,00,000.00
By Cheque No.126926 dated 24.10.2019	Rs. 10,00,000.00
By Cheque No.126927 dated 24.10.2019	Rs. 10,00,000.00
By NEFT ID No.331646386 dated 21.03.2020	Rs. 8,00,000.00
By NEFT ID No.331646995 dated 21.03.2020	Rs. 8,12,500.00
By NEFT ID No.331647734 dated 21.03.2020	Rs. 8,00,000.00
By NEFT ID No.331648359 dated 21.03.2020	Rs. 8,12,500.00
By NEFT ID No.331648944 dated 21.03.2020	Rs. 8,00,000.00
By NEFT ID No.331649490 dated 21.03.2020	Rs. 8,12,500.00
By NEFT ID No.331635879 dated 21.03.2020	Rs. 6,18,750.00
By NEFT ID No.331636945 dated 21.03.2020	Rs. 6,18,750.00
By NEFT ID No.331637550 dated 21.03.2020	Rs. 6,18,750.00
By NEFT ID No.331645390 dated 21.03.2020	Rs. 3,31,250.00
By TDS Adjusted(Deducted by the Purchaser)	Rs. 1,75,000.00

TOTAL : Rs. 1,75,00,000.00

(Rupees One Crore seventy five Lakhs) only.

WITNESS:

1. *Sushil Kumar Jaiswal*
S/o Late Anand Kumar Jaiswal
2. *10. Ramanaad Chatterjee*
Street 401 - 700009.

SHADMAN CONSTRUCTION PVT. LTD.

Shadman Hassan

Managing Director

Gufia Hassan
w/o Shabirul Hassan
55, Madan Mohan
Burman Street
Kol. 700007

VENDORS

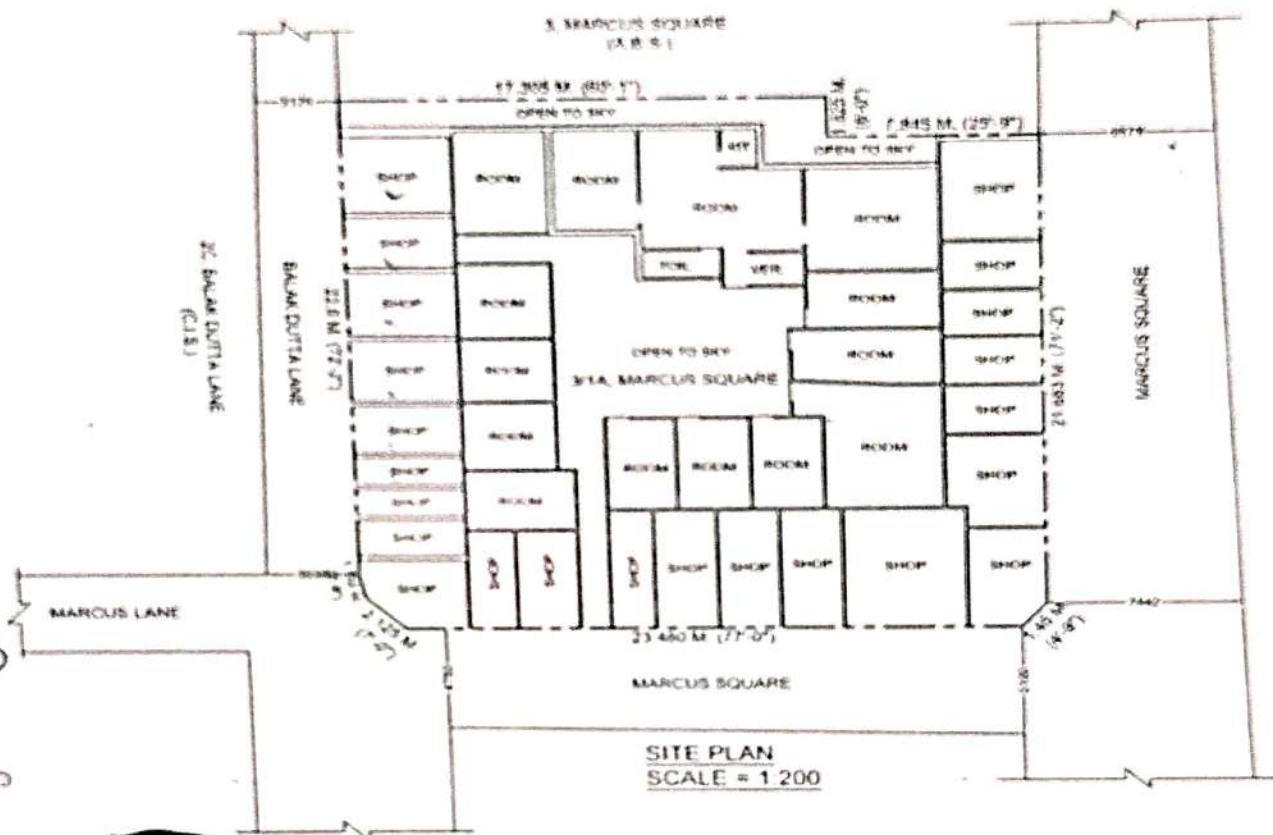
PLAN AT PREMISES NO. - 3/1A, MARCUS SQUARE, KOLKATA - 700007,
 ROAD NO. - 39, BOROUGH - IV.

AREA = 827.300 SQ.MT / 8 K. 8 CH. - 2.25 SQ.FT

AREA OF STRUCTURE (COMMERCIAL) = 550.0 SQ.FT

AREA OF STRUCTURE (RESIDENTIAL) = 282.0 SQ.FT

OPEN TO SKY AREA = 831.25 SQ.FT



I am of Chandel Sen Jaiswal
 the pen of Omprakash



Tarak Gupta
 S.K. Samal
 Omprakash Jaiswal.

SIGNATURE OF OWNER

SHADMAN CONSTRUCTION PVT. LTD.
 Shashwan Hansan
 Managing Director

SIGNATURE OF

PURCHASER



GOVL. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

Id: 192020210006842281

Payment Mode Online Payment

N Date: 03/06/2020 18:52:00

Bank : ICICI Bank

IN : 48969414

BRN Date: 03/06/2020 18:53:33

DEPOSITOR'S DETAILS

Id No. : 2000546168/14/2020
[Query No./Query Year]

Name : Shadman Hassan

Contact No. :

Mobile No. : +91 7278993213

E-mail :

Address : 55 Madan Mohan Burman Street

Applicant Name : Mr Abhishek Verma

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 14

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹
1	2000546168/14/2020	Property Registration- Stamp duty	0030-02-103-003-02	692021
2	2000546168/14/2020	Property Registration- Registration Fees	0030-03-104-001-16	98864

Total

790885

In Words : Rupees Seven Lakh Ninety Thousand Eight Hundred Eighty Five only



GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192020210004397271

Payment Mode Online Payment

GRN Date: 22/05/2020 12:45:40

Bank : ICICI Bank

BRN : 48809042

BRN Date: 22/05/2020 12:51:23

DEPOSITOR'S DETAILS

Id No. : 2000546168/4/2020
[Query No./Query Year]

Name : shadman Hassan

Contact No. :

Mobile No. : +91 9038200698

E-mail :

Address : 55 Madan Mohan Burman Street

Applicant Name : Mr Abhishek Verma

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000546168/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	1851947
2	2000546168/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	264564

In Words : Rupees Twenty One Lakh Sixteen Thousand Five Hundred Eleven only

Total

2116511

h

FINGERPRINTS FOR A YEAR

by the pen of Anurag G17



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



Tarab Gupla

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



S.K. Jaiswal

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



Omprakash Jaiswal

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



B B Eye Foundation
Kolkata

Dr. Swakshyar Saumya Pal
MS/ICO/FMRF
Regn.No.73517
Mobile No : 9163367887
E-mail: drsspat00@gmail.com


Former Sr. Consultant and Deputy Director VR.
Sankara Nethralaya, Kolkata
Former Consultant Sankara Nethralaya, Chennai

January 14, 2020.

TO WHOM IT MAY CONCERN

This is to certify that Mrs.Chameli Devi 85 years old lady (MRD No SSP1131), came to me for an eye checkup. She is unable to sign any more due to her poor eye sight. Her best corrected visual acuity is 6/60 in RE and 6/36 in her left eye.

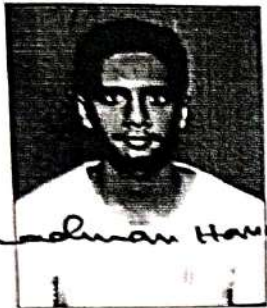
Therefore she will use her thumb impression in lieu of signature.


DR SWAKSHYAR SAUMYA PAL
REG NO: 73517
MS/ICO/FMRF

Dr. Swakshyar Saumya Pal
MS / ICO / FMRF
Regn. No. 73517
Former Sr Consultant and Deputy Director VR.
Sankara Nethralaya, Kolkata
Former Consultant Sankara Nethralaya, Chennai
B B EYE FOUNDATION VIP
Shree Tower II, 2nd Floor, RAA-36, Raghunathpur
VIP Road, Kolkata - 700 059, (Near Big Bazar)

PHOTO

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Shadman Hassan

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



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



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

Major Information of the Deed

Deed No :	I-1901-01399/2020	Date of Registration	09/06/2020
Query No / Year	1901-2000546168/2020	Office where deed is registered	
Query Date	15/05/2020 12:07:45 PM	1901-2000546168/2020	
Applicant Name, Address & Other Details	Abhishek Verma 56/10, Kashi Nath Dutta Road, Kolkata, Thana : Cossipur, District : North 24-Parganas, WEST BENGAL, PIN - 700036, Mobile No. : 9231511115, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 1,75,00,000/-	Rs. 3,63,42,392/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 25,43,968/- (Article:23)	Rs. 3,63,428/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: Kolkata, P.S:- Jorasanko, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Marcus Square, ,
Premises No: 3/1, , Ward No: 039 Pin Code : 700007

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3252.25 Sq Ft	65,00,000/-	1,02,45,791/-	Property is on Road Encumbered by Tenant,







District: Kolkata, P.S:- Jorasanko, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Marcus Lane, ,
Premises No: 3/1, , Ward No: 039 Pin Code : 700007




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Commercial use	3500 Sq Ft	1,00,00,000/-	2,42,57,851/-	Property is on Road Encumbered by Tenant,
Grand Total :				15.4739Dec	165,00,000 /-	345,03,642 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setfortl. Value (In Rs.)	Markot value (In Rs.)	Other Details
S1	On Land L2	3500 Sq Ft.	5,00,000/-	13,38,750/-	Structure Type: Structure Tenanted, Gr. Floor, Area of floor : 3500 Sq Ft., Commercial Use, Cemented Floor, Age of Structure. 60 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S2	On Land L1	2621 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure Tenanted, Gr. Floor, Area of floor : 2621 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
Total :		6121 sq ft	10,00,000 /-	18,38,750 /-	

Other Details :



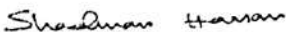
Name, Address, Photo, Finger print and Signature				
No	Name	Photo	Finger Print	Signature
1	Mrs CHAMELI DEVI Wife of Late RAMBAHAL GUPTA Executed by: Self, Date of Execution: 30/05/2020 , Admitted by: Self, Date of Admission: 30/05/2020 ,Place : Office	 30/05/2020	 LTI 30/05/2020	LTI of Chameli Devi Jaiswal By the pen of Anurag Gupta 30/05/2020
105, Canal Street,, P.O:- SREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACPPJ2334P, Aadhaar No: 43xxxxxxxx0902, Status :Individual, Executed by: Self, Date of Execution: 30/05/2020 , Admitted by: Self, Date of Admission: 30/05/2020 ,Place : Office				
2	Mr TARAK GUPTA Son of Late RAMBAHAL GUPTA Executed by: Self, Date of Execution: 30/05/2020 , Admitted by: Self, Date of Admission: 30/05/2020 ,Place : Office	 30/05/2020	 LTI 30/05/2020	Tarak Gupta 30/05/2020
243/2M, A.P.C. Road, P.O:- BEADON STREET, P.S:- Burtoia, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACZPG7695Q, Aadhaar No: 29xxxxxxxx8592, Status :Individual, Executed by: Self, Date of Execution: 30/05/2020 , Admitted by: Self, Date of Admission: 30/05/2020 ,Place : Office				
3	Mr SHIW KUMAR JAISWAL Son of Late RAMBAHAL GUPTA Executed by: Self, Date of Execution: 30/05/2020 , Admitted by: Self, Date of Admission: 30/05/2020 ,Place : Office	 30/05/2020	 LTI 30/05/2020	S.K. Jaiswal 30/05/2020
24/2, BIDHAN SARANI, P.O:- BEADON STREET, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACQPJ5701R, Aadhaar No: 71xxxxxxxx5053, Status :Individual, Executed by: Self, Date of Execution: 30/05/2020 , Admitted by: Self, Date of Admission: 30/05/2020 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr OMPRAKASH JAISWAL Son of Late RAMBAHAL GUPTA Executed by: Self, Date of Execution: 30/05/2020 , Admitted by: Self, Date of Admission: 30/05/2020 ,Place : Office	 <small>30/05/2020</small>	 <small>LTI 30/05/2020</small>	 <small>30/05/2020</small>
43A, Nimtala Ghat Street, P.O:- BEADON STREET, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACPJ2283F, Aadhaar No: 86xxxxxxxx3178, Status :Individual, Executed by: Self, Date of Execution: 30/05/2020 , Admitted by: Self, Date of Admision: 30/05/2020 ,Place : Office			




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signaturo
1	SHADMAN CONSTRUCTION PRIVATE LIMITED 55, MADAN MOHAN BURMAN STREET, P.O:- BURRABAZAR, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAWCS5356E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signaturo			
	Name	Photo	Finger Print	Signature
1	Mr SHADMAN HASSAN (Presentant) Son of Mr SHABIRUL HASSAN Date of Execution - 30/05/2020 , , Admitted by: Self, Date of Admission: 30/05/2020, Place of Admission of Execution: Office	 <small>May 30 2020 2:19PM</small>	 <small>LTI 30/05/2020</small>	 <small>30/05/2020</small>
55, MADAN MOHAN BURMAN STREET, P.O:- BURRABAZAR, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AHYPH1140H, Aadhaar No: 42xxxxxxxx6385 Status : Representative, Representative of : SHADMAN CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

ABHISHEK VERMA Son of Mr MADAN MURARI VERMA 10, KASHI NATH DUTTA ROAD, P.O:- BARANAGAR, P.S:- Cossipur, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036	Photo 	Finger Print 	Signature 
Identifier Of Mrs CHAMELI DEVI, Mr TARAK GUPTA, Mr SHIW KUMAR JAISWAL, Mr OMPRAKASH JAISWAL, Mr SHADMAN HASSAN	30/05/2020	30/05/2020	30/05/2020

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs CHAMELI DEVI	SHADMAN CONSTRUCTION PRIVATE LIMITED-1.86327 Dec
2	Mr TARAK GUPTA	SHADMAN CONSTRUCTION PRIVATE LIMITED-1.86327 Dec
3	Mr SHIW KUMAR JAISWAL	SHADMAN CONSTRUCTION PRIVATE LIMITED-1.86327 Dec
4	Mr OMPRAKASH JAISWAL	SHADMAN CONSTRUCTION PRIVATE LIMITED-1.86327 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs CHAMELI DEVI	SHADMAN CONSTRUCTION PRIVATE LIMITED-2.00521 Dec
2	Mr TARAK GUPTA	SHADMAN CONSTRUCTION PRIVATE LIMITED-2.00521 Dec
3	Mr SHIW KUMAR JAISWAL	SHADMAN CONSTRUCTION PRIVATE LIMITED-2.00521 Dec
4	Mr OMPRAKASH JAISWAL	SHADMAN CONSTRUCTION PRIVATE LIMITED-2.00521 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs CHAMELI DEVI	SHADMAN CONSTRUCTION PRIVATE LIMITED-875.00000000 Sq Ft
2	Mr TARAK GUPTA	SHADMAN CONSTRUCTION PRIVATE LIMITED-875.00000000 Sq Ft
3	Mr SHIW KUMAR JAISWAL	SHADMAN CONSTRUCTION PRIVATE LIMITED-875.00000000 Sq Ft
4	Mr OMPRAKASH JAISWAL	SHADMAN CONSTRUCTION PRIVATE LIMITED-875.00000000 Sq Ft

Transfer of property for S2

SI.No	From	To. with area (Name-Area)
1	Mrs CHAMELI DEVI	SHADMAN CONSTRUCTION PRIVATE LIMITED-655.25000000 Sq Ft
2	Mr TARAK GUPTA	SHADMAN CONSTRUCTION PRIVATE LIMITED-655.25000000 Sq Ft
3	Mr SHIW KUMAR JAISWAL	SHADMAN CONSTRUCTION PRIVATE LIMITED-655.25000000 Sq Ft
4	Mr OMPRAKASH JAISWAL	SHADMAN CONSTRUCTION PRIVATE LIMITED-655.25000000 Sq Ft

30-05-2020

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

Presented for registration at 12:10 hrs on 30-05-2020, at the Office of the A.R.A. - I KOLKATA by Mr SHADMAN HASSAN ..

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 3,63,42,392/-

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

Execution is admitted on 30/05/2020 by 1. Mrs CHAMELI DEVI, Wife of Late RAMBAHAL GUPTA, 105, Canal Street., P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 2. Mr TARAK GUPTA, Son of Late RAMBAHAL GUPTA, 243/2M, A.P.C. Road, P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 3. Mr SHIW KUMAR JAISWAL, Son of Late RAMBAHAL GUPTA, 24/2, BIDHAN SARANI, P.O: BEADON STREET, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 4. Mr OMPRAKASH JAISWAL, Son of Late RAMBAHAL GUPTA, 43A, Nirmala Ghat Street, P.O: BEADON STREET, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by Mr ABHISHEK VERMA, , , Son of Mr MADAN MURARI VERMA, 56/10, KASHI NATH DUTTA ROAD, P.O: BARANAGAR, Thana: Cossipur, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-05-2020 by Mr SHADMAN HASSAN, DIRECTOR, SHADMAN CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 55, MADAN MOHAN BURMAN STREET, P.O:- BURRABAZAR, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Indetified by Mr ABHISHEK VERMA, , , Son of Mr MADAN MURARI VERMA, 56/10, KASHI NATH DUTTA ROAD, P.O: BARANAGAR, Thana: Cossipur, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,63,428/- (A(1) = Rs 3,63,424/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,64,564/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/05/2020 12:51PM with Govt. Ref. No: 192020210004397271 on 22-05-2020, Amount Rs: 2,64,564/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 48809042 on 22-05-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25,43,968/- and Stamp Duty paid by by online = Rs 18,51,947/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/05/2020 12:51PM with Govt. Ref. No: 192020210004397271 on 22-05-2020, Amount Rs: 18,51,947/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 48809042 on 22-05-2020, Head of Account C030-02-103-003-02

Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 09-06-2020

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,63,428/- (A(1) = Rs 3,63,424/- ,M(b) = Rs 4) and Registration Fees paid by Cash Rs 0/-, by online = Rs 98,864/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/06/2020 6:53PM with Govt. Ref. No: 192020210006842281 on 03-06-2020, Amount Rs: 98,864/-, Bank:
ICICI Bank (ICIC0000006), Ref. No. 48969414 on 03-06-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25,43,968/- and Stamp Duty paid by by online = Rs 6,92,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/06/2020 6:53PM with Govt. Ref. No: 192020210006842281 on 03-06-2020, Amount Rs: 6,92,021/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 48969414 on 03-06-2020, Head of Account 0030-02-103-003-02

Tushar Kant Mandal

Tushar Kant Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2020, Page from 64247 to 64294

being No 190101399 for the year 2020.



Digitally signed by DEBASIS PATRA
Date: 2020.06.15 14:15:27 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 2020/06/15 02:15:27 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
