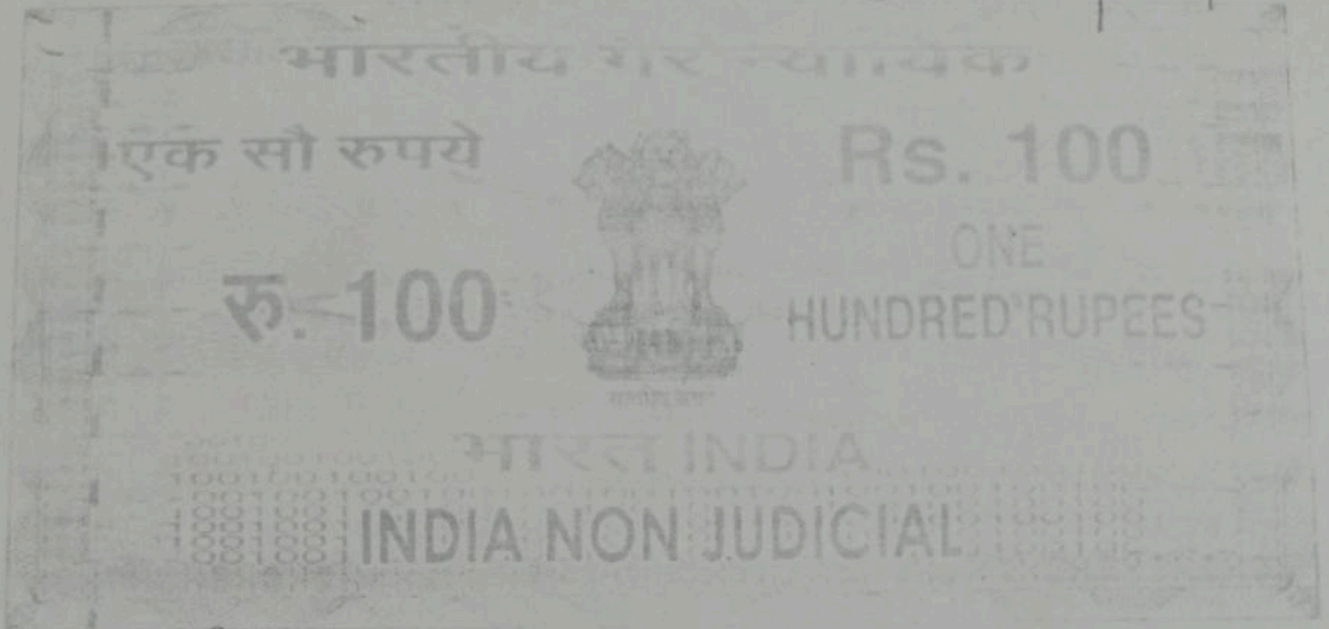


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V 229662

DEED OF CONVEYANCE

06 FEB 2017

1. Date : 03-02-2017
2. Place : Kolkata
3. Parties :
 - 3.1 UMESH KUMAR
JAISWAL @ UMESH
CHAND JAISWAL

Contd.....2

[PAN NO. AHPJ4997P], son of Late Durga Prasad Shaw @ Late Durga Prasad Jaiswal & Late Sudama Devi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 35A, Ghosh Lane, P.O. Beadon Street, P.S. Amherst Street, Kolkata - 700 006, District - Kolkata, West Bengal.

hereinafter called and referred to as the "OWNER/VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, executors, representatives and assigns) of the FIRST PART.

AND

3.2 JPK ENCLAVE PVT. LTD. [PAN NO. AABCJ7421N], a Private Limited Company, incorporated under the provisions of the Companies Act, 1956, having its Registered Office at 19, Cotton Street, P.O. & P.S. Burrabazar, Kolkata - 700 007, District - Kolkata, West Bengal, represented by its Director, ARUN KUMAR KEDIA [PAN NO. AFVPK4354H], son of Jagadish Prasad Kedia, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at BF-18, Salt Lake City, Sector-I, P.O. Mayukh Bhawan, P.S. Bidhannagar, Kolkata - 700 064, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "PURCHASER" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their director in office, office bearers, executors, administrators, representatives and assigns) of the SECOND PART.

AND

3.3 PRADIP KAR [PAN NO. BETPK9970B], son of Bankim Kar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Purbayan, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700 136, District North 24 Parganas, West Bengal.

3.3.1 **DEEPAK KUMAR JAISWAL [PAN NO. ACPPJ1681E]**, son of Anand Lal Jaiswal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 368, Rajarhat Road, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700 136, District North 24 Parganas, West Bengal.

Both hereinafter jointly called and referred to as the "**CONFIRMING PARTIES**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **THIRD PART**.

Owner/Vendor, Purchaser and the Confirming Parties collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. **Subject Matter of Conveyance :**

4.1 **Said Property : ALL THAT** piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Total Land</u>	<u>Nature of</u>	<u>Sold Property /</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>in Dag</u>	<u>Land</u>	<u>Said Property</u>
			<u>[In Decimal]</u>		<u>K - CH - SQ.FT.</u>
2909	3186	3186	22	Sali	<u>04 - 02 - 22.50</u>
2911	491	3186	200	Sali	<u>02 - 07 - 00.00</u>
					<u>06 - 09 - 22.50</u>

In total a demarcated plot of vacant sali land measuring 6 (Six) Cottahs 9 (Nine) Chittacks 22.50 (Twenty Two Point Five Zero) sq.ft. be the same a little more

or less, comprised in R.S./L.R. Dag Nos. 2909 & 2911, under R.S. Khatian Nos. 3186 & 491, L.R. Khatian No. 3186, lying and situate at **Mouza - Gopalpur**, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Hal Touzi No. 10, Pargana - Kalikata, P.S. Airport, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of formerly Rajarhat Gopalpur Municipality presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 4, [Jagardanga (Gopalpur), P.O. R. Gopalpur, Kolkata - 700 136], in the District North 24 Parganas, West Bengal, demarcated in Plan is attached herewith and morefully described in the Schedule below [**SAID PROPERTY/SOLD PROPERTY**].

5. **Background, Representations, Warranties and Covenants :**

5.1 **Representations and Warranties Regarding Title :** The Owner/Vendor and Confirming Parties have made the following representation and given the following warranty to the Purchaser regarding title.

5.1.1 **Absolute Ownership of Sudama Devi :** One Sudama Devi, wife of Durga Prasad Shaw @ Durga Prasad Jaiswal, was the absolute owner of land, comprised in C.S. Dag Nos. 3888, 3892 & 3894, R.S. Dag Nos. 2905, 2909 & 2911, under C.S. Khatian No. 361, R.S. Khatian Nos. 491 & 3186, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Hal Touzi No. 10, Pargana - Kalikata, P.S. formerly Rajarhat presently Airport, in the District North 24 Parganas, alongwith other lands, by way of several registered deeds.

5.1.2 **L.R. Record :** While in possession, the said Sudama Devi, recorded her name in the record of the L.R. Settlement in L.R. Khatian No. 3186 in respect of the aforesaid properties.

- 5.1.3 **Demise of Sudama Devi :** The said Sudama Devi, died intestate on 05.07.2008, leaving behind her husband, four sons and four daughters, whose names are mentioned below, as her heirs and successors in interest in respect of the aforesaid properties, left by the said Sudama Devi, since deceased

<u>Name of Successors of deceased, Sudama Devi</u>	<u>Relationship with the deceased</u>
Durga Prasad Shaw @ Durga Prasad Jaiswal	Husband
Gopal Prasad Jaiswal	Son
Nand Lal Jaiswal	Son
Anand Lal Jaiswal	Son
Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @	
Umesh Chandra Jaiswal	Son
Shakuntala Jaiswal	Daughter
Sarda Bhagat	Daughter
Malti Devi Jaiswal @ Malti Jaiswal	Daughter
Mala Shaw	Daughter

- 5.1.4 **Absolute Joint Ownership of Durga Prasad Shaw @ Durga Prasad Jaiswal & 8 Others :** Thus on the basis of the aforementioned facts and on the basis of inheritance received from the said Sudama Devi, since deceased, the said (1) Durga Prasad Shaw @ Durga Prasad Jaiswal, (2) Gopal Prasad Jaiswal, (3) Nand Lal Jaiswal, (4) Anand Lal Jaiswal, (5) Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @ Umesh Chandra Jaiswal, (6) Shakuntala Jaiswal, (7) Sarda Bhagat, (8) Malti Devi Jaiswal @ Malti Jaiswal & (9) Mala Shaw, became the absolute joint owners of the aforesaid properties, comprised in C.S. Dag Nos. 3888, 3892 & 3894, R.S. L.R. Dag Nos. 2905, 2909 & 2911, under C.S. Khatian No. 361, R.S. Khatian Nos. 491 & 3186, L.R. Khatian No. 3186, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Fouzi No. 2998 & 125B/1, Hal Touzi No. 10, Pargana - Kalikata, P.S. formerly Rajarhat presently Airport, in the District North 24 Parganas alongwith other lands.

5.1.5 **Registered Deed of Partition** : Due to inconvenience of joint holdings, the said (1) Gopal Prasad Jaiswal as First Part, (2) Nand Lal Jaiswal as Second Part, (3) Shakuntala Jaiswal as Third Part, (4) Sarda Bhagat as Fourth Part, (5) Anand Lal Jaiswal as Fifth Part, (6) Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @ Umesh Chandra Jaiswal as Sixth Part, (7) Durga Prasad Shaw as Seventh Parth, (8) Malti Devi Jaiswal @ Malti Jaiswal as Eighth Part and (9) Mala Shaw as Ninth Part, executed a Registered Deed of Partition, in respect of the aforesaid properties. The said Deed of Partition was registered on 20.02.2009, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, CD Volume No. 2, Pages 10644 to 10684, being Deed No. 1637 for the year 2009.

5.1.6 **Details of Ownership** : In accordance with the aforesaid Registered Deed of Partition, bearing Deed No. 1637 for the year 2009, the said owners got their separate individual ownership over the following lands, as follows :-

A) **GOPAL PRASAD JAISWAL :**

<u>C.S. Dag</u>	<u>R.S./L.R.</u>	<u>C.S. Khatian</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Absolute Ownership</u>
<u>No.</u>	<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>K : CH : SLI</u>
3894	2911	361	491	3186	02 : 02 : 00

In total land measuring 2 (Two) Cottabs 2 (Two) Chittacks 0 (Zero) sq. ft. more or less, comprised in C.S. Dag No. 3894, R.S./L.R. Dag No. 2911, under C.S. Khatian No. 361, R.S. Khatian No. 491, L.R. Khatian No. 3186, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas alongwith other lands in different dags.

B) NAND LAL JAISWAL :

C.S. Dag No.	R.S./L.R. Dag No.	C.S. Khatian No.	R.S. Khatian No.	L.R. Khatian No.	Absolute Ownership K. - C.H. - S.F.
3894	2911	361	491	3186	06 - 02 - 00

In total land measuring 6 (Six) Cottahs 2 (Two) Chittacks 0 (Zero) sq. ft. more or less, comprised in C.S. Dag No. 3894, R.S./L.R. Dag No. 2911, under C.S. Khatian No. 361, R.S. Khatian No. 491, L.R. Khatian No. 3186, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas alongwith other lands in different dags.

C) SHAKUNTALA JAISWAL :

C.S. Dag No.	R.S./L.R. Dag No.	C.S. Khatian No.	R.S. Khatian No.	L.R. Khatian No.	Absolute Ownership K. - C.H. - S.F.
3892	2909	361	3186	3186	01 - 13 - 00
3894	2911	361	491	3186	04 - 07 - 00
					06 - 04 - 00

In total land measuring 6 (Six) Cottahs 4 (Four) Chittacks 0 (Zero) sq. ft. more or less, comprised in C.S. Dag Nos. 3892 & 3894, R.S./L.R. Dag Nos. 2909 & 2911, under C.S. Khatian No. 361, R.S. Khatian Nos. 491, 3186, L.R. Khatian No. 3186, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas.

Contd.....B

D) SARDA BHAGAT :

C.S. Dag No.	R.S./L.R. Dag No.	C.S. Khatian No.	R.S. Khatian No.	L.R. Khatian No.	Absolute Ownership
3892	2909	361	3186	3186	0.3 - 00 - 00
3894	2911	361	491	3186	0.3 - 04 - 00
					0.6 - 04 - 00

In total land measuring 6 (Six) Cottahs 4 (Four) Chittacks 0 (Zero) sq.ft. more or less, comprised in C.S. Dag Nos. 3892 & 3894, R.S./L.R. Dag Nos. 2909 & 2911, under C.S. Khatian No. 361, R.S. Khatian Nos. 491, 3186, L.R. Khatian No. 3186, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas.

E) ANAND LAL JAISWAL :

C.S. Dag No.	R.S./L.R. Dag No.	C.S. Khatian No.	R.S. Khatian No.	L.R. Khatian No.	Absolute Ownership
3888	2905	361	3186	3186	0.3 - 02 - 00
3892	2909	361	3186	3186	0.3 - 02 - 00
					0.6 - 04 - 00

In total land measuring 6 (Six) Cottahs 4 (Four) Chittacks 0 (Zero) sq.ft. more or less, comprised in C.S. Dag Nos. 3888 & 3892, R.S./L.R. Dag Nos. 2905 & 2909, under C.S. Khatian No. 361, R.S. Khatian No. 3186, L.R. Khatian No. 3186, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas.

F) UMESH CHAND JAISWAL @ UMESH KUMAR JAISWAL @ UMESH CHANDRA JAISWAL :

C.S. Dag No.	R.S./L.R. Dag No.	C.S. Khatian No.	R.S. Khatian No.	L.R. Khatian No.	Absolute Ownership
3892	2909	361	3186	3186	04 - 02 - 00
3894	2911	361	491	3186	02 - 02 - 00
					06 - 04 - 00

In total land measuring 6 (Six) Cottahs 4 (Four) Chittacks 0 (Zero) sq. ft. more or less, comprised in C.S. Dag Nos. 3892 & 3894, R.S./L.R. Dag Nos. 2909 & 2911, under C.S. Khatian No. 361, R.S. Khatian Nos. 491, 3186, L.R. Khatian No. 3186, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas.

G) DURGA PRASAD SHAW :

C.S. Dag No.	R.S./L.R. Dag No.	C.S. Khatian No.	R.S. Khatian No.	L.R. Khatian No.	Absolute Ownership
3888	2905	361	3186	3186	03 - 08 - 00
3892	2909	361	3186	3186	00 - 04 - 00
3894	2911	361	491	3186	02 - 08 - 00
					06 - 04 - 00

In total land measuring 6 (Six) Cottahs 4 (Four) Chittacks 0 (Zero) sq. ft. more or less, comprised in C.S. Dag Nos. 3888, 3892 & 3894, R.S./L.R. Dag Nos. 2905, 2909 & 2911, under C.S. Khatian No. 361, R.S. Khatian Nos. 491, 3186, L.R. Khatian No. 3186, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas.

H) MALI JAISWAL :

C.S. Dag No.	R.S./L.R. Dag No.	C.S. Khatian No.	R.S. Khatian No.	L.R. Khatian No.	Absolute Ownership K - CH - SET
3888	2905	361	3186	3186	06 - 04 - 00

In total land measuring 6 (Six) Cottahs 4 (Four) Chittacks 0 (Zero) sq. ft. more or less, comprised in C.S. Dag No. 3888, R.S./L.R. Dag No. 2905, under C.S. Khatian No. 361, R.S. Khatian No. 3186, L.R. Khatian No. 3186, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas

I) MALA SHAW :

C.S. Dag No.	R.S./L.R. Dag No.	C.S. Khatian No.	R.S. Khatian No.	L.R. Khatian No.	Absolute Ownership K - CH - SET
3888	2905	361	3186	3186	06 - 04 - 00

In total land measuring 6 (Six) Cottahs 4 (Four) Chittacks 0 (Zero) sq. ft. more or less, comprised in C.S. Dag No. 3888, R.S./L.R. Dag No. 2905, under C.S. Khatian No. 361, R.S. Khatian No. 3186, L.R. Khatian No. 3186, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas

5.2 **Demise of Durga Prasad Shaw @ Durga Prasad Jaiswal :** The said Durga Prasad Shaw @ Durga Prasad Jaiswal died intestate on 08/03/2013, leaving behind his aforesaid four sons and four daughters, whose names are mentioned below as his heirs and successors in interest in respect of his property received through the said Registered

Deed of Partition, left by the said Durga Prasad Shaw @ Durga Prasad Jaiswal, since deceased.

Name of Successors of deceased, Durga Prasad Shaw @ Durga Prasad Jaiswal	Relationship with the deceased
Gopal Prasad Jaiswal	Son
Anand Lal Jaiswal	Son
Nand Lal Jaiswal	Son
Umesh Chand Jaiswal @ Umesh Kumar Jaiswal	Son
Sakuntala Jaiswal	Daughter
Sarda Bhagat	Daughter
Malti Jaiswal	Daughter
Mala Shaw	Daughter

5.2.1 **Individual Ownership in the estate of deceased, Durga Prasad Shaw @ Durga Prasad Jaiswal** : After demise of the said Durga Prasad Shaw @ Durga Prasad Jaiswal, his property received from the said Registered Deed of Partition, devolved upon his abovenoted 8 successors in following ways :

Name	R.S./L.R. Dag No. 2905 [Land - 3K - 8CH] K - CH - SFT	R.S./L.R. Dag No. 2909 [Land - 4CH] K - CH - SFT	R.S./L.R. Dag No. 2911 [Land - 2K - 8CH] K - CH - SFT
Gopal Prasad Jaiswal	00 - 07 - 00	00 - 00 - 22.50	00 - 05 - 00
Anand Lal Jaiswal	00 - 07 - 00	00 - 00 - 22.50	00 - 05 - 00
Nand Lal Jaiswal	00 - 07 - 00	00 - 00 - 22.50	00 - 05 - 00
Umesh Chand Jaiswal	00 - 07 - 00	00 - 00 - 22.50	00 - 05 - 00
Sakuntala Jaiswal	00 - 07 - 00	00 - 00 - 22.50	00 - 05 - 00
Sarda Bhagat	00 - 07 - 00	00 - 00 - 22.50	00 - 05 - 00
Malti Jaiswal	00 - 07 - 00	00 - 00 - 22.50	00 - 05 - 00
Mala Shaw	00 - 07 - 00	00 - 00 - 22.50	00 - 05 - 00
	02 - 08 - 00	00 - 04 - 00.00	02 - 08 - 00

Contd.....12

5.2.2 **Gift by Anand Lal Jaiswal to Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @ Umesh Chandra Jaiswal** : The said Anand Lal Jaiswal out of his ownership received from the said Registered Deed of Partition, gifted a land measuring :

C.S. Dag No.	R.S./L.R. Dag No.	C.S. Khatian No.	R.S. Khatian No.	L.R. Khatian No.	Gifted Proportion
3888	2905	361	3186	3186	03 : 02 : 00

In total land measuring **3 (Three) Cottahs 2 (Two) Chittacks 0 (Zero) sq.ft. more or less**, comprised in C.S. Dag No. 3888, R.S./L.R. Dag No. 2905, under C.S. Khatian No. 361, R.S. Khatian No. 3186, L.R. Khatian No. 3186, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, to his brother, the said Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @ Umesh Chandra Jaiswal, by the strength of a Registered Deed of Gift, registered on 20.02.2009, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, CD Volume No. 2, Pages 10720 to 10740, being Deed No. 01640 for the year 2009.

After gifting the aforesaid land, the said Anand Lal Jaiswal, became the owner of rest of the land measuring **3 (Three) Cottahs 2 (Two) Chittacks 0 (Zero) sq.ft. more or less** in R.S./L.R. Dag No. 2909 as well as share of land received from his deceased father, Durga Prasad Shaw @ Durga Prasad Jaiswal in R.S./L.R. Dag Nos. 2905, 2909 & 2911 as per Clause No. 5.2.1 hereinabove written.

5.2.3 **Gift by (1) Gopal Prasad Jaiswal, (2) Malti Jaiswal & (3) Mala Shaw to the said Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @ Umesh Chandra Jaiswal in the estate of their deceased father, Durga Prasad Shaw @ Durga Prasad Jaiswal** : The said (1) Gopal Prasad Jaiswal, (2) Malti Jaiswal & (3) Mala Shaw, jointly gifted

their undivided joint 3/8th share received from their deceased father, Durga Prasad Shaw @ Durga Prasad Jaiswal, in R.S./L.R. Dag Nos. 2905, 2909 & 2911, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, to their brother, the said Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @ Umesh Chandra Jaiswal, by the strength of a Registered Deed of Gift, registered on 16.12.2013, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, CD Volume No. 11, Pages 2409 to 2426, being Deed No. 03656 for the year 2013.

It is to be mentioned here that in the said Deed of Gift, bearing Deed No. 03656 for the year 2013, it was mentioned that the said Nand Lal Jaiswal, one of the son of the said Durga Prasad Shaw @ Durga Prasad Jaiswal as one of the Donors in the said deed, which is not true as because the said Nand Lal Jaiswal did not sign and / or did not gift his inherited share to the said Umesh Chand Jaiswal under the said Deed of Gift, bearing Deed No. 03656 for the year 2013, which is completely mis-printed. Therefore the total actual land gifted by the said Gopal Prasad Jaiswal, Malti Jaiswal & Mala Shaw is 1 (One) Cottah 5 (Five) Chittacks instead of 1 (One) Cottah 12 (Twelve) Chittacks in R.S. Dag No. 2905, and also land measuring 1 (One) Chittack 22.5 (Twenty Two Point Five) sq.ft. instead of 2 (Two) Chittacks of land in R.S. Dag No. 2909, and also land measuring 15 (Fifteen) Chittacks instead of 1 (One) Cottah 4 (Four) Chittacks in R.S. Dag No. 2911 as stated in the schedule of the said deed of gift.

5.2.4 **Gift by Mala Shaw to the said Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @ Umesh Chandra Jaiswal :** The said Mala Shaw out of her ownership received from the said Registered Deed of Partition, gifted a land measuring :

C.S. Dag No.	R.S./L.R. Dag No.	C.S. Khatian No.	R.S. Khatian No.	L.R. Khatian No.	Gifted Property
					K - CH - SFT
3888	2905	361	3186	10384	04 - 04 - 00

In total land measuring **4 (Four) Cottahs 4 (Four) Chittacks 0 (Zero) sq.ft. more or less**, comprised in C.S. Dag No. 3888, R.S./L.R. Dag No. 2905, under C.S. Khatian No. 361, R.S. Khatian No. 3186, L.R. Khatian No. 10384 (in the name of Mala Shaw), in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, to her brother, the said Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @ Umesh Chandra Jaiswal, by the strength of a Registered Deed of Gift, registered on 16.12.2013, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, CD Volume No. 11, Pages 2444 to 2458, being Deed No. 03658 for the year 2013.

After gifting the aforesaid land, the said Mala Shaw, became the owner of rest of the land measuring 2 (Two) Cottahs more or less in R.S./L.R. Dag No. 2905.

5.2.5 **Gift by Malti Jaiswal to the said Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @ Umesh Chandra Jaiswal :** The said Malti Jaiswal out of her ownership received from the said Registered Deed of Partition, gifted a land measuring :

<u>C.S. Dag</u>	<u>R.S./L.R.</u>	<u>C.S. Khatian</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Gifted Property</u>
<u>No.</u>	<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>K - C/A - S/F</u>
3888	2905	361	3186	10346	04 - 04 - 00

In total land measuring **4 (Four) Cottahs 4 (Four) Chittacks 0 (Zero) sq.ft. more or less**, comprised in C.S. Dag No. 3888, R.S./L.R. Dag No. 2905, under C.S. Khatian No. 361, R.S. Khatian No. 3186, L.R. Khatian No. 10346 (in the name of Malti Jaiswal), in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, to his brother, the said Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @ Umesh Chandra Jaiswal, by the strength of a Registered Deed of Gift, registered on 16.12.2013, registered in the office

of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, CD Volume No. 11, Pages 2542 to 2555, being Deed No. 03663 for the year 2013.

After gifting the aforesaid land, the said Malti Jaiswal, became the owner of rest of the land measuring 2 (Two) Cottahs more or less in R.S./L.R. Dag No. 2905.

- 5.3 **Present Ownership** : After mentioning the aforesaid facts and circumstances and after execution of the aforesaid deeds of gift, the present ownership of the said owners, is/are as follows :-

5.3.1 **UMESH CHAND JAISWAL @ UMESH KUMAR JAISWAL @ UMESH CHANDRA JAISWAL :**

R.S./L.R. Dag No. 2905

K - CH - SQ.FT

Share received from his father by inheritance (As per Clause No. 5.2.1)	00 - 07 - 00.00
Gift Received from Anand Lal Jaiswal through Deed No. 01640/13 (As per Clause No. 5.2.2)	03 - 02 - 00.00
Gift Received from Gopal Prasad Jaiswal, Malti Jaiswal & Mala Shaw through Deed No. 03656/13 (As per Clause No. 5.2.3)	01 - 05 - 00.00
Gift Received from Mala Shaw through Deed No. 03658/13 (As per Clause No. 5.2.4)	04 - 04 - 00.00
Gift Received from Malti Jaiswal through Deed No. 03663/13 (As per Clause No. 5.2.5)	04 - 04 - 00.00
	13 - 06 - 00.00

R.S./L.R. Dag No. 2909

K - CH - SQ.FT

Received from Partiton through Deed No. 1637/09 (As per Clause No. 5.1.6)	04 - 02 - 00.00
Share received by inheritance from his father (As per Clause No. 5.2.1)	00 - 00 - 22.50
Gift Received from Gopal Prasad Jaiswal, Malti Jaiswal & Mala Shaw through Deed No. 03656/13 (As per Clause No. 5.2.3)	00 - 01 - 22.50
	04 - 04 - 00.00

<u>R.S./L.R. Dag No. 2911</u>	K - CH - SQ.FT
Received from Partiton through Deed No. 1637/09 (As per Clause No. 5.1.6)	02 - 02 - 00.00
Share received from his father (As per Clause No. 5.2.1)	00 - 05 - 00.00
Gift Received from Gopal Prasad Jaiswal, Malti Jaiswal & Mala Shaw through Deed No. 03656/13 (As per Clause No. 5.2.3)	00 - 15 - 00.00
	03 - 06 - 00.00

In total land measuring 21 (Twenty One) Cottahs more or less in R.S./L.R. Dag Nos. 2905, 2909 & 2911, in Mouza - Gopalpur.

5.3.2 GOPAL PRASAD JAISWAL :

<u>R.S./L.R. Dag No. 2911</u>	K - CH - SQ.FT
Received from Partiton through Deed No. 1637/09 (As per Clause No. 5.1.6)	02 - 02 - 00.00

In total land measuring 2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq.ft. more or less in R.S./L.R. Dag No. 2911, in Mouza - Gopalpur.

5.3.3 NAND LAL JAISWAL :

<u>R.S./L.R. Dag No. 2905</u>	K - CH - SQ.FT
Share received by inheritance from his father (As per Clause No. 5.2.1)	00 - 07 - 00.00

<u>R.S./L.R. Dag No. 2909</u>	K - CH - SQ.FT
Share received by inheritance from his father (As per Clause No. 5.2.1)	00 - 00 - 22.50

Contd.....17

<u>R.S./L.R. Dag No. 2911</u>	K - CH - SQ.FT
Received from Partiton through Deed No. 1637/09 (As per Clause No. 5.1.6)	06 : 02 : 00.00
Share received by inheritance from his father (As per Clause No. 5.2.1)	00 : 03 : 00.00
	<u>06 : 07 : 00.00</u>

In total land measuring 6 (Six) Cottahs 14 (Fourteen) Chittacks 22.50 (Twenty Two Point Five Zero) sq.ft. more or less in R.S./L.R. Dag Nos. 2905, 2909 & 2911, in Mouza - Gopalpur.

5.3.4 SHAKUNTALA JAISWAL :

<u>R.S./L.R. Dag No. 2905</u>	K - CH - SQ.FT
Share received by inheritance from her father (As per Clause No. 5.2.1)	00 : 07 : 00.00

<u>R.S./L.R. Dag No. 2909</u>	K - CH - SQ.FT
Received from Partiton through Deed No. 1637/09 (As per Clause No. 5.1.6)	01 : 13 : 00.00
Share received by inheritance from his father (As per Clause No. 5.2.1)	00 : 00 : 22.50
	<u>01 : 13 : 22.50</u>

<u>R.S./L.R. Dag No. 2911</u>	K - CH - SQ.FT
Received from Partiton through Deed No. 1637/09 (As per Clause No. 5.1.6)	04 : 07 : 00.00
Share received by inheritance from his father (As per Clause No. 5.2.1)	00 : 05 : 00.00
	<u>04 : 12 : 00.00</u>

In total land measuring 7 (Seven) Cottahs 0 (Zero) Chittack 22.50 (Twenty Two Point Five Zero) sq.ft. more or less in R.S./L.R. Dag Nos. 2905, 2909 & 2911, in Mouza - Gopalpur.

5.3.5 SARDA BHAGAT :

<u>R.S./L.R. Dag No. 2905</u>	K - CH - SQ.FT
Share received by inheritance from her father (As per Clause No. 5.2.1)	00 - 07 - 00.00
<u>R.S./L.R. Dag No. 2909</u>	K - CH - SQ.FT
Received from Partiton through Deed No. 1637/09 (As per Clause No. 5.1.6)	03 - 00 - 00.00
Share received by inheritance from her father (As per Clause No. 5.2.1)	00 - 00 - 22.50
	<u>03 - 00 - 22.50</u>
<u>R.S./L.R. Dag No. 2911</u>	K - CH - SQ.FT
Received from Partiton through Deed No. 1637/09 (As per Clause No. 5.1.6)	03 - 04 - 00.00
Share received by inheritance from her father (As per Clause No. 5.2.1)	00 - 05 - 00.00
	<u>03 - 09 - 00.00</u>

In total land measuring 7 (Seven) Cottahs 0 (Zero) Chittack 22.50 (Twenty Two Point Five Zero) sq.ft. more or less in R.S./L.R. Dag Nos. 2905, 2909 & 2911, in Mouza - Gopalpur.

5.3.6 ANAND LAL JAISWAL :

<u>R.S./L.R. Dag No. 2905</u>	K - CH - SQ.FT
Share received by inheritance from his father (As per Clause No. 5.2.1)	00 - 07 - 00.00
<u>R.S./L.R. Dag No. 2909</u>	K - CH - SQ.FT
Received from Partiton through Deed No. 1637/09 (As per Clause No. 5.1.6)	03 - 02 - 00.00
Share received by inheritance from his father (As per Clause No. 5.2.1)	00 - 00 - 22.50
	<u>03 - 02 - 22.50</u>

Contd.....19

R.S./L.R. Dag No. 2911

K - CH - SQ.FT

Share received by inheritance from his father (As per Clause No. 5.2.1)

00 - 05 - 00 00

In total land measuring 3 (Three) Cottahs 14 (Fourteen) Chittacks 22.50 (Twenty Two Point Five Zero) sq.ft. more or less in R.S./L.R. Dag Nos. 2905, 2909 & 2911, in Mouza - Gopalpur.

5.3.7 MALTI JAISWAL :

R.S./L.R. Dag No. 2905

K - CH - SQ.FT

(As per Clause No. 5.2.5 hereinabove written)

02 - 00 - 00 00

In total land measuring 2 (Two) Cottahs more or less in R.S./L.R. Dag No. 2905, in Mouza - Gopalpur.

5.3.8 MALA SHAW :

R.S./L.R. Dag No. 2905

K - CH - SQ.FT

(As per Clause No. 5.2.4 hereinabove written)

02 - 00 - 00 00

In total land measuring 2 (Two) Cottahs more or less in R.S./L.R. Dag No. 2905, in Mouza - Gopalpur.

5.3.9 **Confirming Parties :** The Confirming Parties herein are the negotiators/arrangers of the land in between the Owner and the Purchaser herein. The Confirming Parties herein also execute and sign this present Deed as confirming parties and confirm the total transaction in this deed.

6. **Desire of Sale by Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @ Umesh Chandra Jaiswal to the present Purchaser :** The said Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @ Umesh Chandra Jaiswal, Owner/Vendor herein, out of his total ownership, decides to sell :

ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Total Land</u>	<u>Nature of</u>	<u>Sold Property /</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>in Dag</u>	<u>Land</u>	<u>Said Property</u>
			<u>[In Decimal]</u>		<u>K - CH - SQ.F.F.</u>
2909	3186	3186	22	Sabi	<u>04 - 02 - 22.50</u>
2911	491	3186	200	Sabi	<u>02 - 07 - 00.00</u>
					<u>06 - 09 - 22.50</u>

In total a demarcated plot of land measuring **6 (Six) Cottahs 9 (Nine) Chittacks 22.50 (Twenty Two Point Five Zero) sq.ft.** be the same a little more or less, comprised in **R.S./L.R. Dag Nos. 2909 & 2911**, under R.S. Khatian Nos. 3186 & 491, **L.R. Khatian No. 3186**, lying and situate at **Mouza - Gopalpur**, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Hal Touzi No. 10, Pargana - Kalikata, P.S. Airport, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of formerly Rajarhat Gopalpur Municipality presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 4, [Jagardanga (Gopalpur), P.O. R. Gopalpur, Kolkata - 700 136], in the District North 24 Parganas, West Bengal [**SAID PROPERTY**], morefully described in the Schedule hereunder written, to the present Purchaser, at a total consideration of **Rs. 59,34,375.00 (Rupees Fifty Nine Lakh Thirty Four Thousand Three Hundred Seventy Five) only.**

6.1 **Acceptance by Purchaser :** The Purchaser herein have accepted the aforesaid proposal of the Owner/Vendor herein and agreed to purchase the SAID PROPERTY morefully described in the Schedule hereunder written, at an agreed consideration of Rs. 59,34,375.00 (Rupees Fifty Nine Lakh Thirty Four Thousand Three Hundred Seventy Five) only.

Out of which Rs. 46,15,625.00 (Rupees Forty Six Lakh Fifteen Thousand Six Hundred Twenty Five) only has been paid by the Purchaser to the present Owner and Rs. 13,18,750.00 (Rupees Thirteen Lakh Eighteen Thousand Seven Hundred Fifty) only has been paid by the Purchaser to the said Confirming Parties herein, as per memo attached herewith.

6.1.1 **Title of the Owner/Vendor :** Thus in the abovementioned facts and circumstances, the Owner/Vendor herein has become the absolute Owner of the Said Property.

6.1.2 **True and Correct Representations :** The Owner/Vendor herein is the absolute and undisputed Owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

6.2 **Representations, Warranties and Covenants regarding Encumbrances :** The Owner/Vendor and Confirming Parties represent, warrant and covenant regarding encumbrances as follows :

6.2.1 **No Acquisition / Requisition :** The Owner/Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

- 6.2.2 **No Excess Land** : The Owner/Vendor does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 6.2.3 **No Encumbrance** : The Owner/Vendor and Confirming Parties have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 6.2.4 **Right, Power and Authority to Sell** : The Owner/Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 6.2.5 **No Dues** : No tax in respect of the Said Property is due to the concerned authority or authorities and no Certificate Case is pending for realisation of any taxes from the Owner/Vendor herein.
- 6.2.6 **No Right of Preemption** : No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 6.2.7 **No Mortgage** : No mortgage or charge has been created by the Owner/Vendor and Confirming Party by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 6.2.8 **Free From All Encumbrances** : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities

whatsoever or howsoever made or suffered by the Owner/Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owner/Vendor or the Owner/Vendor's predecessors-in-title and the title of the Owner/Vendor to the Said Property is free, clear and marketable.

6.2.9 **No Personal Guarantee** : The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

6.2.10 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Owner/Vendor from selling, transferring and / or alienating the Said Property or any part thereof.

7. **Basic Understanding :**

7.1 **Agreement to Sell and Purchase** : The Owner/Vendor has approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), has/have agreed to purchase the Said Property from the Owner/Vendor herein and which is confirmed by Confirming Parties herein.

8. **Transfer :**

8.1 **Hereby Made** : The Owner/Vendor hereby sell, convey and transfer to the Purchaser the entirety of his right, title and interest of whatsoever or howsoever nature in the SAID PROPERTY morefully described in the Schedule below free from all encumbrances and which is confirmed by the Confirming Parties herein.

8.2 **Consideration** : The aforesaid transfer is being made in consideration of a sum of **Rs. 59,34,375.00 (Rupees Fifty Nine Lakh Thirty Four Thousand Three Hundred Seventy Five)** only paid by the Purchaser to the Owner/Vendor and the Confirming Parties herein, receipt of which the Owner/Vendor and Confirming Parties hereby and by the Memo and Receipt hereunder written admit and acknowledge.

9. **Terms of Transfer :**

9.1 **Salient Terms** : The transfer being effected by this Conveyance is :

9.1.1 **Sale** : A sale within the meaning of the Transfer of Property Act, 1882.

9.1.2 **Absolute** : Absolute, irreversible and perpetual.

9.1.3 **Together with All Other Appurtenances** : Together with all other rights the Owner/Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands received by the Owner/Vendor as mentioned in the various sub-clauses of Clause 5 above.

9.2 **Subject to** : The transfer being effected by this Conveyance is subject to :

9.2.1 **Indemnification** : Indemnification by the Owner/Vendor about the correctness of his title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Owner/Vendor about the correctness of the Owner/Vendor's title and the representations and authority to sell, which if found defective or untrue at any time, the Owner/Vendor and Confirming Parties shall, at the cost of the purchaser, forthwith take all necessary steps to remove and / or rectify.

- 9.2.2 **Transfer of Property Act** : All obligations and duties of Owner/Vendor and Purchaser and the Confirming Parties as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 9.2.3 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the Owner/Vendor and Confirming Parties to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 9.2.4 **Outgoings** : All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Owner/Vendor, with regard to which the Owner/Vendor and Confirming Parties hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 9.2.5 **Holding Possession** : The Owner/Vendor and Confirming Parties hereby covenant that the Purchaser and its/their executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owner/Vendor.

- 9.2.6 **Indemnity** : The Owner/Vendor and Confirming Parties hereby covenant that the Owner/Vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and its/their executors, administrators, representatives and assigns and / or its/their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and its/their executors, administrators, representatives and assigns and / or its/their successors-in-interest by reason of any defect in title of the Owner/Vendor or any of the representations being found to be untrue.
- 9.2.7 **No Objection to Mutation** : The Owner/Vendor and Confirming Parties declare that the Purchaser can fully be entitled to mutate its/their names in the record of the B.L. & L.R.O. and also in the record of the concerned Bidhannagar Municipal Corporation and / or any other respective authority/authorities and to pay tax or taxes and all other impositions in its/their own names. The Owner/Vendor and Confirming Parties undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 9.2.8 **Further Acts** : The Owner/Vendor hereby covenants that the Owner/Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and / or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE SCHEDULE ABOVE REFERRED TO
[SAID PROPERTY / SOLD PROPERTY]

ALL THAT piece and parcel of land measuring

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Total Land</u>	<u>Nature of</u>	<u>Sold Property /</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>in Dag</u>	<u>Land</u>	<u>Said Property</u>
			<u>[In Decimal]</u>		<u>K - CH - SQ FT.</u>
2909	3186	3186	22	Sali	<u>04 - 02 - 22.50</u>
2911	491	3186	200	Sali	<u>02 - 07 - 00.00</u>
					<u>06 - 09 - 22.50</u>

In total a demarcated plot of vacant sali land measuring **6 (Six) Cottahs 9 (Nine) Chittacks 22.50 (Twenty Two Point Five Zero) sq.ft. be the same a little more or less**, comprised in **R.S./L.R. Dag Nos. 2909 & 2911**, under R.S. Khatian Nos. 3186 & 491, **L.R. Khatian No. 3186** (in the name of Sudama Devi, wife of Late Durga Prasad Shaw @ Late Durga Prasad Jaiswal), lying and situate at **Mouza - Gopalpur**, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998 & 125B/1, Hal Touzi No. 10, Pargana - Kalikata, P.S. Airport, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of formerly Rajarhat Gopalpur Municipality presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 4, [Jagardanga (Gopalpur), P.O. R. Gopalpur, Kolkata - 700 136], in the District North 24 Parganas, West Bengal, demarcated in Plan is attached herewith. The land is butted and bounded as follows :-

ON THE NORTH : R.S. Dag No. 2905 (P).
ON THE SOUTH : Plot No. E [R.S. Dag No. 2909 (P)].
ON THE EAST : R.S. Dag No. 2909 & 2907.
ON THE WEST : 16'-6" Wide Road [Jagardanga (Gopalpur)]

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. Harekanti Biswas
Rani Nagar Bera Bera
Post R. Enclave Pura
KOL - 136

Umesh Kumar Jaiswal
@ Umesh Chand Jaiswal
Owner/Vendor

2.

Binit Jaiswal
Umesh Kumar Jaiswal
Gopal Pur Jagadanga
KOL - 136

JPK ENCLAVE PVT LTD
Arun Kumar Kedia
Director
Arun Kumar Kedia
Director of
JPK Enclave Pvt. Ltd.
Purchaser

Drafted By :

For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Composed By :

Gopa Dasgupta
Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157.

Pradip Kar
Pradip Kar

Deepak Kumar Jaiswal

Deepak Kumar Jaiswal

Confirming Parties

MEMO OF CONSIDERATION

Received a sum of Rs. 46,15,625.00 (Rupees Forty Six Lakh Fifteen Thousand Six Hundred Twenty Five) only as full and final consideration money against the schedule land morefully mentioned in the Schedule hereinbefore written, from the above named purchaser.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>In Favour of</u>	<u>Amount</u>
469629	27.10.2016	SBI - Narayanpur	Umesh Kumar Jaiswal	Rs. 10,00,000.00
032442	02.02.2017	SBI - Narayanpur	Umesh Kumar Jaiswal	Rs. 16,15,625.00
TOTAL :				<u>Rs. 46,15,625.00</u>

Witnesses :-

1. Haridevendra Biswas

2. Binit Jaiswal

Umesh Chandra Jaiswal
Umesh Kumar Jaiswal

Umesh Kumar Jaiswal
@ Umesh Chand Jaiswal
Owner/Vendor

MEMO OF CONSIDERATION

Received a sum of Rs. 46,15,625.00 (Rupees Forty Six Lakh Fifteen Thousand Six Hundred Twenty Five) only as full and final consideration money against the schedule land morefully mentioned in the Schedule hereinbefore written, from the above named purchaser.

Cheque No.	Date	Bank & Branch	In Favour of	Amount
169629	27.10.2016	SBI, Narayanpur	Umesh Kumar Jaiswal	Rs. 10,00,000.00
032442	02.07.2017	SBI, Narayanpur	Umesh Kumar Jaiswal	Rs. 36,15,625.00
TOTAL :				Rs. 46,15,625.00

Witnesses :-

1. Harichand Biswas

2. Binit Jaiswal

Umesh Chandra Jaiswal
Umesh Kumar Jaiswal

Umesh Kumar Jaiswal
@ Umesh Chand Jaiswal
Owner/Vendor

MEMO OF CONSIDERATION

Received a sum of Rs. 46,15,625.00 (Rupees Forty Six Lakh Fifteen Thousand Six Hundred Twenty Five) only as full and final consideration money against the schedule land morefully mentioned in the Schedule hereinbefore written, from the above named purchaser.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>In Favour of</u>	<u>Amount</u>
469629	27.10.2016	SBI, Narayanpur	Umesh Kumar Jaiswal	Rs. 10,00,000.00
032442	02.02.2017	SBI, Narayanpur	Umesh Kumar Jaiswal	Rs. 36,15,625.00
			TOTAL :	Rs. 46,15,625.00

Witnesses :-

1. Haridev Bafway

2. Binit Jaiswal

Umesh Chand Jaiswal
Umesh Kumar Jaiswal

Umesh Kumar Jaiswal
@ Umesh Chand Jaiswal
Owner/Vendor

MEMO OF CONSIDERATION

Received a sum of Rs. 46,15,625.00 (Rupees Forty Six Lakh Fifteen Thousand Six Hundred Twenty Five) only as full and final consideration money against the schedule land morefully mentioned in the Schedule hereinbefore written, from the above named purchaser.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>In Favour of</u>	<u>Amount</u>
469629	27.10.2016	SBI, Narayanpur	Umesh Kumar Jaiswal	Rs. 10,00,000.00
032442	02.02.2017	SBI, Narayanpur	Umesh Kumar Jaiswal	Rs. 36,15,625.00
TOTAL :				Rs. 46,15,625.00

Witnesses :-

1. Haridev Biswas

2. Binit Jaiswal

Umesh Chandra Jaiswal
Umesh Kumar Jaiswal

Umesh Kumar Jaiswal
@ Umesh Chand Jaiswal
Owner/Vendor

MEMO OF CONSIDERATION

Received a sum of Rs. 46,15,625.00 (Rupees Forty Six Lakh Fifteen Thousand Six Hundred Twenty Five) only as full and final consideration money against the schedule land morefully mentioned in the Schedule hereinbefore written, from the above named purchaser.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>In Favour of</u>	<u>Amount</u>
169629	27.10.2016	SBI - Narayanpur	Umesh Kumar Jaiswal	Rs. 10,00,000.00
032442	02.02.2017	SBI - Narayanpur	Umesh Kumar Jaiswal	Rs. 36,15,625.00
			TOTAL :	Rs. 46,15,625.00

Witnesses :-

1. Haridev Baiswal

2. Binit Jaiswal

Umesh Chandra Jaiswal
Umesh Kumar Jaiswal

Umesh Kumar Jaiswal
@ Umesh Chand Jaiswal
Owner/Vendor

MEMO OF CONSIDERATION

Received a sum of Rs. 46,15,625.00 (Rupees Forty Six Lakh Fifteen Thousand Six Hundred Twenty Five) only as full and final consideration money against the schedule land morefully mentioned in the Schedule hereinbefore written, from the above named purchaser.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>In Favour of</u>	<u>Amount</u>
469629	27.10.2016	S.B.I. Narayanpur	Umesh Kumar Jaiswal	Rs. 10,00,000.00
032442	02.02.2017	S.B.I. Narayanpur	Umesh Kumar Jaiswal	Rs. 36,15,625.00
			TOTAL :	Rs. 46,15,625.00

Witnesses :-

1. Haridev Bishwas

2. Binit Jaiswal

Umesh Chandra Jaiswal
Umesh Kumar Jaiswal

Umesh Kumar Jaiswal
@ Umesh Chand Jaiswal
Owner/Vendor

MEMO OF CONSIDERATION

Received a sum of Rs. 46,15,625.00 (Rupees Forty Six Lakh Fifteen Thousand Six Hundred Twenty Five) only as full and final consideration money against the schedule land morefully mentioned in the Schedule hereinbefore written, from the above named purchaser.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>In Favour of</u>	<u>Amount</u>
469629	27.10.2016	SBI, Narayanpur	Umesh Kumar Jaiswal	Rs. 20,00,000.00
032442	02.02.2017	SBI, Narayanpur	Umesh Kumar Jaiswal	Rs. 26,15,625.00
TOTAL :				Rs. 46,15,625.00

Witnesses :-

1. Haridev Bishwak

2. Binit Jaiswal

Umesh Chand Jaiswal
Umesh Kumar Jaiswal

Umesh Kumar Jaiswal
@ Umesh Chand Jaiswal
Owner/Vendor

MEMO OF CONSIDERATION

Received a sum of Rs. 13,18,750.00 (Rupees Thirteen Lakh Eighteen Thousand Seven Hundred Fifty) only as full and final consideration money against the schedule land morefully mentioned in the Schedule hereinbefore written, from the above named purchaser.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>In Favour of</u>	<u>Amount</u>
469632	27.10.2016	S.B.I. Narayanpur	Pradip Kar	Rs. 2,00,000.00
469633	27.10.2016	S.B.I. Narayanpur	Deepak Kumar Jaiswal	Rs. 2,00,000.00
032444	02.02.2017	S.B.I. Narayanpur	Pradip Kar	Rs. 4,50,000.00
032444	02.02.2017	S.B.I. Narayanpur	Deepak Kumar Jaiswal	Rs. 4,50,000.00
			TOTAL	Rs. 13,18,750.00

Witnesses :-

1. *Harender Babbar*

Pradip Kar
Pradip Kar

2. *Bansil Jaiswal*

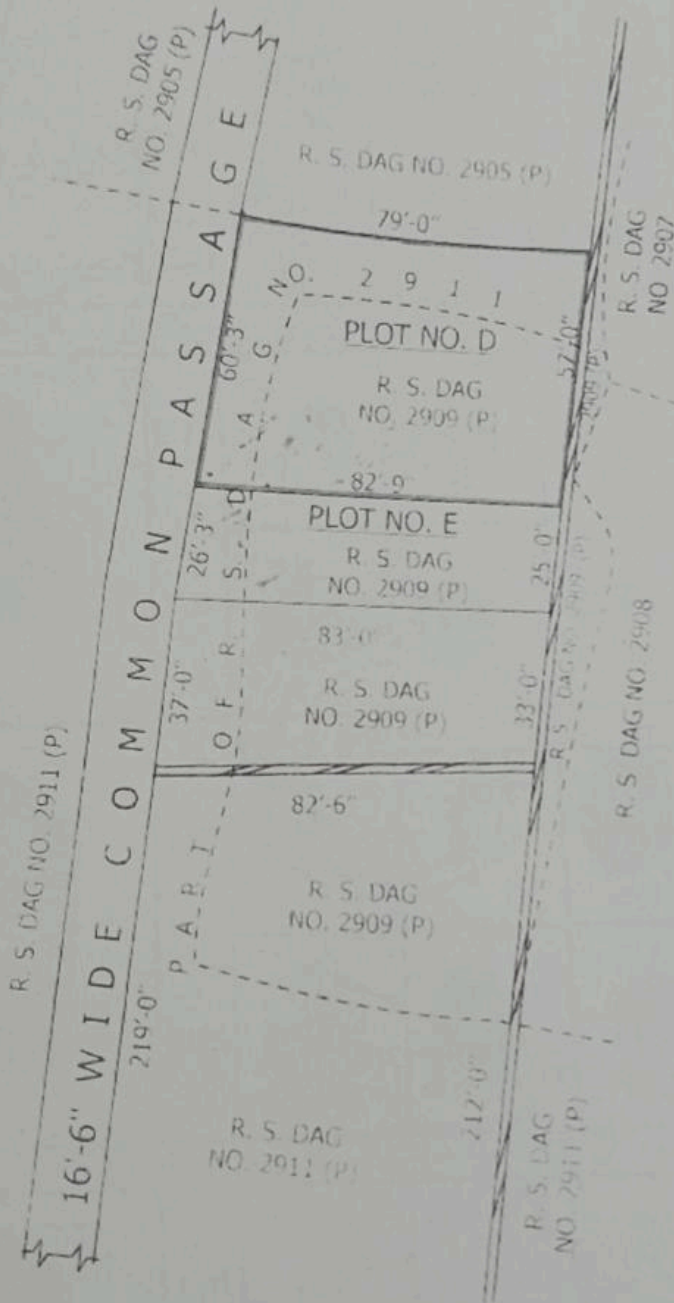
Deepak Kumar Jaiswal

Deepak Kumar Jaiswal

Confirming Parties

**SITE PLAN OF PART OF R.S. DAG NO. 2909 & 2911, AT MOUZA- GOPALPUR,
 J. L. NO. 02, R.S. NO. 140, P.S. AIRPORT, DIST. NORTH 24 PARGANAS,
 UNDER BIDHANNAGAR MUNICIPAL CORPORATION, WARD NO. 04.
 PURCHASE PLOT NO. 'D' AREA = 06KH-09CH-22.5 SFT (MORE OR LESS)
 PURCHASE PLOT SHOWN IN GREEN BORDER**

SCALE: 1" = 40'-0"



JPK ENCLAVE PLOT NO. 1
 An. K. Mukherjee
 VENDOR'S SIGNATURE
 PURCHASER'S SIGNATURE
 C PARTY'S SIGNATURE
 Unmesh Kumar Jaiswal
 Unmesh Kumar Jaiswal
 Unmesh Kumar Jaiswal

PLOT NO.	REFERENCE	DEED AREA IN			
		ACRE	KH	CH	SFT
D	R. S. DAG NO. 2909 (P)	0.0687	04	02	22.5
	R. S. DAG NO. 2911 (P)	0.0403	02	07	00
TOTAL AREA		0.1090	06	09	22.5

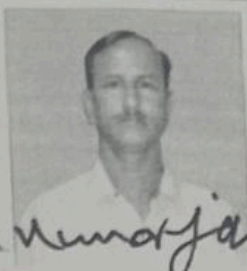










WITH 1'-6" WIDE PASSAGE AREA
 IN 16'-6" WIDE PASSAGE

MORE OR LESS












COPIED BY
 SK. R. ALI
 REGD. NO. 16522
 RAJARHAT, KOL-135

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO












UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Umesh Kumar Jaiswal</i> <i>Umesh Chand Jaiswal</i>	L.H.					
	R.H.					

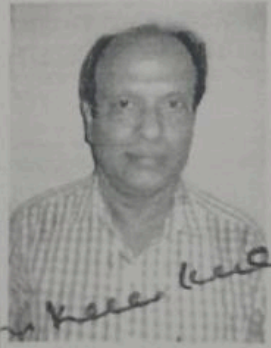




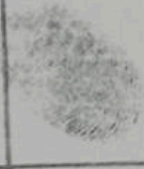





ATTESTED :- *Umesh Kumar Jaiswal* *Umesh Chand Jaiswal*

 <i>Pradip Kumar</i>	L.H.					
	R.H.					

ATTESTED :- *Pradip Kumar*

 <i>Deepak Kumar Jaiswal</i>	L.H.					
	R.H.					

ATTESTED :- *Deepak Kumar Jaiswal*

 <i>Anil Kumar</i>	L.H.					
	R.H.					



ATTESTED *Anil Kumar*

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

UMESH KUMAR JAISWAL
 DURGAPRASAD JAISWAL
 10/09/1959
 Permanent Account Number
AIPJ4997P

Signature





Umesh Kumar Jaiswal


Umesh Kumar Jaiswal

In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, UTISL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614

इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/वापस करें।
 आयकर पैन सेवा यूनिट, यूटीएसएल
 प्लॉट नं. 3, सेक्टर 11, सीडी बीएलपुर,
 नवी मुंबई - 400 614


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB / 22 / 158 / 297573
 পরিচয় পত্র



Elector's Name	Jatewal Umesh Kumar
নির্বাচনকর্তার নাম	জাতওয়াল উমেশ কুমার
Father/Mother/ Husband's Name	Durgaprasad
পিতা/মাতা/স্বামীর নাম	দুর্গপ্রসাদ
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	34
১.১.১৯৯৫-এ বয়স	৩৪

Umesh Kumar Jatewal

Umesh Kumar Jatewal

Address

35A Ghosh Lane, Calcutta

ঠিকানা

৩৫এ গোস্বামী লেন, কলিকাতা ১

Electoral Registration Officer
 নির্বাচন-নিবন্ধন অফিসার

For 158 BURTOLA Assembly Constituency

১৫৮ বরুতলা বিধানসভা নির্বাচন কেন্দ্র

Place Calcutta


স্থান কলিকাতা

Date 16.10.95



তারিখ ১৬.১০.৯৫

Deepak Kumar
Jaiswal

Deepak Kumar
Jaiswal


ভাৰতৰ নিৰ্বাচন কমিশ্বন
পৰিচয় পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GGC3368776



নিৰ্বাচকৰ নাম : দীপক কুমাৰ
Elector's Name : Deepak Kumar Jaiswal

পিতাৰ নাম : আনন্দ লাল
Father's Name : Ananda Lal Jaiswal

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ : XX/XX/1981
Date of Birth : XX/XX/1981

GGC3368776

ঠিকনা
ভগলপুৰ, জাগৰদাঙ্গা পোৰাণপুৰ-১, এয়াৰপোর্ট, উত্তৰ ২৪
পাৰগণা, ৭০০১৩৬


Address:
JAGARDANGA, RAJARHAT
GOPALPUR-8, AIR PORT, NORTH 24
PARGANAS, 700136

Date: 01/03/2011

115-এয়াৰপোর্ট নিউ টাউন বিধান সভাৰ নিৰ্বাচন
অফিচাৰৰ স্বাক্ষৰৰ অনুলিপি
Facsimile Signature of the Electoral
Registrar Officer to
115-Rajarhat New Town Constituency

বিধান সভাৰ নিৰ্বাচন পত্ৰত নাম সলনি কৰাৰ ক্ষেত্ৰত এই পত্ৰত উল্লিখিত
স্বাক্ষৰ পত্ৰত স্বাক্ষৰ কৰিবলৈ লগত এই পত্ৰত উল্লিখিত
পৰিচয়পত্ৰৰ সন্নিবিষ্ট কৰা।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACPPJ1681F



नाम / NAME
DEEPAK KUMAR JAISWAL

पिता का नाम / FATHER'S NAME
ANANDLAL JAISWAL

जन्म तिथि / DATE OF BIRTH
13-04-1978

हस्ताक्षर / SIGNATURE
Deepak Kumar Jaiswal

DKJ
 अध्यक्ष अधिष्ठाता, ए.आ.डी.
 COMMISSIONER OF INCOME TAX, W.B. XI

Deepak Kumar Jaiswal

इस कार्ड के साथ / With this card you should
 अपने प्रारिक्त (I) को सुरक्षित / keep safe
 संयुक्त आयकर अधिष्ठाता (पत्रिका एवं तकनीकी),
 पी-7,
 चौकंगी चौक,
 कोलकाता - 700 069.

In case this card is lost/damaged, kindly inform/return to
 the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Choukingshee Square,
 Calcutta-700 069.

Deepak Kumar Jaiswal



भारतीय निर्वाचन आयोग
 भारत की
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

YUM1211002



राज्य का नाम : मध्य प्रदेश
 पंजीकृत नाम : प्रदीप कुमार
 जिला का नाम : खंडवा जिला
 पिता का नाम : दामोदर कुमार
 लिंग/प्राकार : पुरुष
 जन्म तिथि/Date of Birth : 28/05/1972

Pradipkumar

YUM1211002

व्यक्ति का नाम : प्रदीप कुमार
 पता : राजधानी राजपुर, खंडवा जिला, मध्य प्रदेश

Address:
 RAJADHANI RAJAPUR, KHANDEWA DISTRICT,
 MADHYA PRADESH

Date: 28/05/72
 राजधानी राजपुर, खंडवा जिला, मध्य प्रदेश
 राजधानी राजपुर, खंडवा जिला, मध्य प्रदेश
 राजधानी राजपुर, खंडवा जिला, मध्य प्रदेश
 राजधानी राजपुर, खंडवा जिला, मध्य प्रदेश

व्यक्ति का नाम : प्रदीप कुमार
 पता : राजधानी राजपुर, खंडवा जिला, मध्य प्रदेश
 राजधानी राजपुर, खंडवा जिला, मध्य प्रदेश
 राजधानी राजपुर, खंडवा जिला, मध्य प्रदेश

Pradipkumar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADIP KAR

BANKIM KAR

19/5/1978

PAN Card Account Number

BETPK9970B

Pradipkar
Signature



Pradipkar





In case this card is lost/ found, kindly inform / return to:
Income Tax PAN Services Cell, 44784
Plot No. 1, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
प्रकार के हानि/प्राप्ति का कृपया सूचित करें/वापस करें।
अपना बैंक खाता नंबर, पता आदि सूचनाएं
पत्र सं. 1, सेक्टर 11, सीडी बेलपुर,
वासी मुंबई-400 614।

Pradipkar

आयकर विभाग
INCOME TAX DEPARTMENT
HARICHAND BISWA
BIMAL BISWAS

25/04/1989
Permanent Account Number
BVIPB6129D
Harichand Biswas
Signature

भारत सरकार
GOVT. OF INDIA



Harichand Biswas
03/02/2017









Government of West Bengal



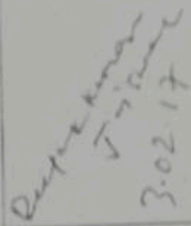
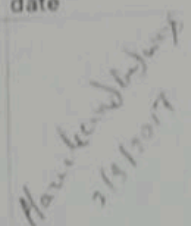
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15020000094175/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Umesh Kumar Jaiswal Alias Umesh Chand Jaiswal 35A, Ghosh Lane, P O - Beadon Street, P S - Amherst Street, District -Kolkata, West Bengal, India, PIN - 700006	Seller			<i>Umesh Kumar Jaiswal 3.2.17</i>
2	Arun Kumar Kedia BF- 18 Salt Lake City, Block/Sector. 1, P.O - Mayukh Bhawan, P.S - Bidhannagar, District - North 24-Parganas, West Bengal, India, PIN - 700064	Represent ative of Buyer [JPK ENCLAVE PVT LTD]			<i>Arun Kumar Kedia 3.2.2017</i>
3	Pradip Kar Purbayan, P.O - R Gopalpur, P.S - Airport, District-North 24-Parganas, West Bengal, India, PIN - 700136	Seller			<i>Pradip Kar 3.2.17</i>

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Deepak Kumar Jaiswal 368 Rajarhat Road, P.O.- R Gopalpur, P.S.- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136	Seller			
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Hari Chand Biswas Son of Late Bimal Biswas Ramnagar Beraberi, P.O.- R Gopalpur, P.S.- Airport, District - North 24-Parganas, West Bengal India, PIN - 700136	Umesh Kumar Jaiswal, Arun Kumar Kedia, Pradip Kar, Deepak Kumar Jaiswal			

(Asit Kumar Mukherjee)
DISTRICT SUB
REGISTRAR
OFFICE OF THE D S R -
II NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-004323065-1

GRN Date: 03/02/2017 11:02:48

BRN: CKB5339632

Payment Mode: Online Payment

Bank: State Bank of India

BRN Date: 03/02/2017 11:00:54

DEPOSITOR'S DETAILS

Name :

Pinaki Chattopadhyay

Id No. : 15020000094175/2/2017

(Quarter No./Quarter Year)

Contact No. :

E-mail :

Mobile No. : +91 9830061809

Address :

Sangeeta Apt, Gr Fl, Teghoria Main Rd., Kol 157

Applicant Name :

Mr Prakash Roy

Office Name :

Office Address :

Status of Depositor :

Advocate

Purpose of payment / Remarks :

Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15020000094175/2/2017	Property Registration- Registration Fees	0030-03-104-001-16	79790
2	15020000094175/2/2017	Property Registration- Stamp duty	0030-02-103-003-02	415427
Total				495217

In Words : Rupees Four Lakh Ninety Five Thousand Two Hundred Seventeen only

Handwritten signature and text:
H. Chatterjee
Advocate
Judges' Court
12/50/196

Major Information of the Deed

Deed No :	I-1502-00333/2017		
Query No / Year	1502-0000094175/2017	Date of Registration	06/02/2017
Query Date	25/01/2017 11:53:02 AM	Office where deed is registered	
Applicant Name, Address & Other Details	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas		
	Prakash Roy Barasat, Thana - Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836441292, Status : Solicitor firm		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 59,34,375/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 13,18,750/-]
Stampduty Paid(SD)	Rs. 4,15,527/- (Article:23)	Market Value	Rs. 59,34,375/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		
		Registration Fee Paid	Rs. 79,790/- (Article A(1), E, B, M(b))

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road Jagardanga (Gopalpur), Mouza: Gopalpur

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-2909	LR-3186	Bastu	Shali	4 Katha 2 Chatak 22.5 Sq Ft	37,40,625/-	37,40,625/-	Width of Approach Road: 17 Ft.
L2	LR-2911	LR-3186	Bastu	Shali	2 Katha 7 Chatak	21,93,750/-	21,93,750/-	Width of Approach Road: 17 Ft.
		TOTAL :			10.8797Dec	59,34,375 /-	59,34,375 /-	
		Grand Total :			10.8797Dec	59,34,375 /-	59,34,375 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Umesh Kumar Jaiswal, (Alias: Umesh Chand Jaiswal) Son of Late Durga Prasad Shaw 35A, Ghosh Lane, P.O:- Beadon Street, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIIPJ4997P, Status :Individual, Executed by: Self, Date of Execution: 03/02/2017 , Admitted by: Self, Date of Admission: 03/02/2017 ,Place : Pvt. Residence
2	Pradip Kar Son of Bankim Kar Purbayan, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BETPK9970B, Status :Confirming Party, Executed by: Self, Date of Execution: 03/02/2017 , Admitted by: Self, Date of Admission: 03/02/2017 ,Place : Pvt. Residence
3	Deepak Kumar Jaiswal Son of Anand Lal Jaiswal 368 Rajarhat Road, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACPPJ1681F, Status :Confirming Party, Executed by: Self, Date of Execution: 03/02/2017 , Admitted by: Self, Date of Admission: 03/02/2017 ,Place : Pvt. Residence

Owner Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JPK ENCLAVE PVT LTD 19 Cotton Street, P.O:- Burrabazar, P.S:- Burrobar, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No AABCJ7421N, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Arun Kumar Kedia Son of Jagadish Prasad Kedia Date of Execution - 03/02/2017, , Admitted by: Self, Date of Admission: 03/02/2017, Place of Admission of Execution: Pvt. Residence			
BF-18 Salt Lake City, Block/Sector: 1, P.O:- Mayukh Bhawan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFVPK4354H, Status : Representative, Representative of : JPK ENCLAVE PVT LTD (as Director)				

Identifier Details :

Name & address	
Hari Chand Biswas Son of Late Bimal Biswas Ramnagar Beraberi, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India. , Identifier Of Umesh Kumar Jaiswal, Arun Kumar Kedia, Pradip Kar, Deepak Kumar Jaiswal	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Umesh Kumar Jaiswal	JPK ENCLAVE PVT LTD-6.85781 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Umesh Kumar Jaiswal	JPK ENCLAVE PVT LTD-4.02187 Dec

On 25-01-2017

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 59,34,375/-



Asit Kumar Mukherjee
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 03-02-2017

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

Presented for registration at 18:35 hrs on 03-02-2017, at the Private residence by Arun Kumar Kedia

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

Execution is admitted on 03/02/2017 by 1. Umesh Kumar Jaiswal, Alias Umesh Chand Jaiswal, Son of Late Durga Prasad Shaw, 35A, Ghosh Lane, P.O: Beadon Street, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 2. Pradip Kar, Son of Bankim Kar, Purbayan, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136. by caste Hindu, by Profession Business, 3. Deepak Kumar Jaiswal, Son of Anand Lal Jaiswal, 368 Rajarhat Road, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Hari Chand Biswas, , , Son of Late Bimal Biswas, Ramnagar Beraberi, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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

Execution is admitted on 03-02-2017 by Arun Kumar Kedia, Director, JPK ENCLAVE PVT LTD, 19 Cotton Street, P.O:- Burrabazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007

Indetified by Hari Chand Biswas, , , Son of Late Bimal Biswas, Ramnagar Beraberi, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 79,790/- (A(1) = Rs 65,274/- ,B = Rs 14,498/- ,E = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 79,790/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2017 11:00AM with Govt. Ref. No: 192016170043230651 on 03-02-2017, Amount Rs: 79,790/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKB5339632 on 03-02-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,15,427/- and Stamp Duty paid by by online = Rs 4,15,427/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2017 11:00AM with Govt. Ref. No: 192016170043230651 on 03-02-2017, Amount Rs: 4,15,427/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKB5339632 on 03-02-2017, Head of Account 0030-02-103-003-02



Asit Kumar Mukherjee
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 06-02-2017

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,15,427/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10/-
2. Stamp: Type: Impressed, Serial no 1103, Amount: Rs. 100/-, Date of Purchase: 19/01/2017, Vendor name: Swapna Ghosh



Asit Kumar Mukherjee
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1502-2017, Page from 9030 to 9081
being No 150200333 for the year 2017.



[Handwritten signature]

Digitally signed by SUPRIYA
CHATTOPADHAY
Date: 2017.02.07 15:38:06 +05:30
Reason: Digital Signing of Deed.

(Supriya Chattopadhyay) 07-Feb-17 03:38:06 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
