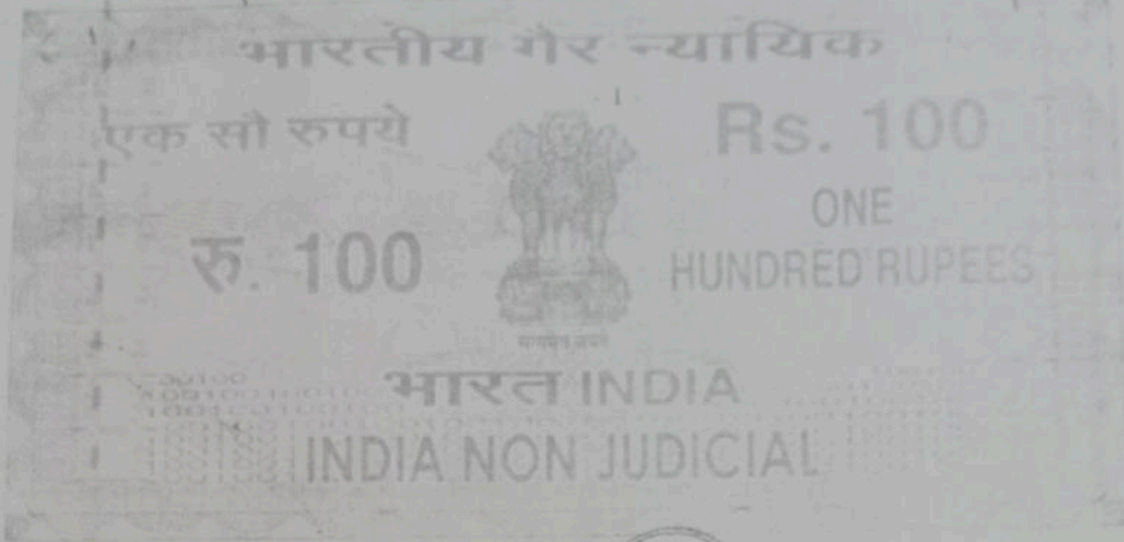


1886/17

12/12/2017



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL



X 787313

02.03.17

640
1-56338/17

MV = 202445
Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted to
registration. The Signature Sheet and the
Document must adhere to the following
conditions.

Signature

02 MAR 2017

1. Date : 02-03-2017
2. Place : Kolkata
3. Parties :
 - 3.1 **SMT. MALTI JAISWAL @ MALTI DEVI JAISWAL**
[PAN AEYPJ58678J] wife of Indra Pal Jaiswal, daughter of
Late Durga Prasad Shaw @ Late Durga Prasad Jaiswal &
Late Sudama Devi, by faith Hindu, by occupation Housewife.

Continued Page...

by nationality Indian, residing at 3175, Manicktala Main Road, P O Kankurgachi, P S Phoolbagan, Kolkata - 700054, District Kolkata, West Bengal.

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

AND

3.2 **JPK ENCLAVE PVT. LTD. [PAN 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 - 700007, West Bengal, represented by its Director, **ARUN KUMAR KEDIA [PAN AFVPK4354H]** son of Jagadish Prasad Kedia, by faith Hindu, by occupation Business, by nationality Indian, residing at BF-188, Salt Lake City, Sector 1, P O Mayukh Bhawan, P S Bidhannagar, Kolkata - 700064, District North 24 Parganas, West Bengal.

Ar Kedia

hereinafter called and referred to as the **"PURCHASER"** (which 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 **OTHER PART**

Owner/Vendor and the Purchaser 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 /</u> <u>L R</u> <u>Dag</u> <u>No.</u>	<u>R S</u> <u>Khatian</u> <u>No.</u>	<u>L R</u> <u>Khatian</u> <u>No.</u>	<u>Total Land in</u> <u>Dag</u> <u>In (Decimals)</u>	<u>Nature of</u> <u>Land</u>	<u>Sold Property / Sale</u> <u>Property</u>		
					<u>K</u>	<u>CH</u>	<u>SPT.</u>
2905	3186	10346	72	Sali	02	00	00

In total a demarcated vacant plot of Sali land measuring 2 (Two) Cottahs be the same a little more or less, comprised in R S & L R Dag No. 2905, under R S Khatian No. 3186, L R Khatian No. 10346, 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, ADSRO 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 P O R Gopalpur, Kolkata 700136), in the District North 24 Parganas, West Bengal, demarcated in Plan is attested herewith and more fully described in the Schedule below **(SAID PROPERTY/SOLD PROPERTY)**

Continued Page

5. **Background, Representation, Warranties and Covenants**

5.1 **Representation and Warranties Regarding Title:** The Owner/Vendor has made the following representations and given the following warranties 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 the 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 successor in interest in respect of the aforesaid properties, left by the said Sudama Devi, since deceased.

Continued Page

<u>Name of Successors of Deceased, Sudama Dev</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 Owners of Durga Prasad Shaw @ Durga Prasad Jaiswal & 8 Others.**

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 Kumar Jaiswal @ Umesh Chandra Jaiswal, (6) Shakuntala Jaiswal, (7) Sarada 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 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

Continued Page...

Rajarhat presently Airport, in the District North 24 Parganas, alongwith other lands.

5.1.5 **Registered Deed of Partition:** Due to inconvenience of joint holding, 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 Jaiswa as Sixth Part, (6) Durga Prasad Shaw as Seventh Part, (7) Malti Devi Jsiwal @ Malti Jaiswal as Eighth Part , (9) Mala Shaw as Ninth Part, excuted 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 ADSR 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 for their separated individual ownership over the following lands, as follows:

A) **GOPAL PRASAD JAISWAL:**

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

Continued Page...

In total land measuring 2 (Two) Cottahs 2 (Two) Chittaks 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:

<u>C S</u> <u>Dag</u> <u>No.</u>	<u>R S /</u> <u>L R Dag</u> <u>No.</u>	<u>C S</u> <u>Khatian</u> <u>No.</u>	<u>R S Khatian</u> <u>No.</u>	<u>L R</u> <u>Khatian</u> <u>No.</u>	<u>Absolute</u> <u>Ownership</u>		
					<u>K</u>	<u>CH</u>	<u>SFT.</u>
3894	2911	361	491	3186	06	02	00

In total land measuring 6 (Six) Cottahs 2 (Two) Chittaks 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:

<u>C S</u> <u>Dag</u> <u>No.</u>	<u>R S /</u> <u>L R Dag</u> <u>No.</u>	<u>C S</u> <u>Khatian</u> <u>No.</u>	<u>R S Khatian</u> <u>No.</u>	<u>L R</u> <u>Khatian</u> <u>No.</u>	<u>Absolute</u> <u>Ownership</u>		
					<u>K</u>	<u>CH</u>	<u>SFT.</u>
3892	2909	361	3186	3186	01	13	00
3894	2911	361	491	3186	04	07	00
					06	04	00

Continued Page...

In total land measuring 6 (Six) Cottahs 4 (Four) Chittaks 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.

D) **SARADA BHAGAT:**

<u>C S</u> <u>Dag</u> <u>No.</u>	<u>RS /</u> <u>L R Dag</u> <u>No.</u>	<u>C S</u> <u>Khatian</u> <u>No.</u>	<u>R S Khatian</u> <u>No.</u>	<u>L R</u> <u>Khatian</u> <u>No.</u>	<u>Absolute</u> <u>Ownership</u>		
					<u>K</u>	<u>CH</u>	<u>SFT</u>
3892	2909	361	3186	3186	03	00	00
3894	2911	361	491	3186	03	04	00
					06	04	00

In total land measuring 6 (Six) Cottahs 4 (Four) Chittaks 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:**

<u>C S</u> <u>Dag</u> <u>No.</u>	<u>RS /</u> <u>L R Dag</u> <u>No.</u>	<u>C S</u> <u>Khatian</u> <u>No.</u>	<u>R S Khatian</u> <u>No.</u>	<u>L R</u> <u>Khatian</u> <u>No.</u>	<u>Absolute</u> <u>Ownership</u>		
					<u>K</u>	<u>CH</u>	<u>SFT</u>
3888	2905	361	3186	3186	03	02	00
3892	2909	361	3186	3186	03	02	00
					06	04	00

Continued Page...

In total land measuring 6 (Six) Cottahs 4 (Four) Chittaks 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 a UMESH KUMAR JAISWAL a UMESH CHANDRA JAISWAL:

<u>C S</u> <u>Dag</u> <u>No.</u>	<u>R S /</u> <u>L R Dag</u> <u>No.</u>	<u>C S</u> <u>Khatian</u> <u>No.</u>	<u>R S Khatian</u> <u>No.</u>	<u>L R</u> <u>Khatian</u> <u>No.</u>	<u>Absolute</u> <u>Ownership</u>		
					<u>K</u>	<u>CH</u>	<u>SFT.</u>
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) Chittaks 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:**

<u>C S</u> <u>Dag</u> <u>No.</u>	<u>R S /</u> <u>L R Dag</u> <u>No.</u>	<u>C S</u> <u>Khatian</u> <u>No.</u>	<u>R S Khatian</u> <u>No.</u>	<u>L R</u> <u>Khatian</u> <u>No.</u>	<u>Absolute</u> <u>Ownership</u>		
					<u>K</u>	<u>CH</u>	<u>SFL</u>
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) Chittaks 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 & 12513/1, Pargana Kalikata, P S Airport, in the District North 24 Parganas.

H) **MALTI JAISWAL (a) MALTI DEVI JAISWAL:**

<u>C S</u> <u>Dag</u> <u>No.</u>	<u>R S /</u> <u>L R Dag</u> <u>No.</u>	<u>C S</u> <u>Khatian</u> <u>No.</u>	<u>R S Khatian</u> <u>No.</u>	<u>L R</u> <u>Khatian</u> <u>No.</u>	<u>Absolute</u> <u>Ownership</u>		
					<u>K</u>	<u>CH</u>	<u>SFL</u>
3888	2905	361	3186	3186	06	04	00

In total land measuring 6 (Six) Cottahs 4 (Four) Chittaks 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.

Continued Page...

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.

1) **MALA SHAW:**

<u>C S</u> <u>Dag</u> <u>No.</u>	<u>R S /</u> <u>L R Dag</u> <u>No.</u>	<u>C S</u> <u>Khatian</u> <u>No.</u>	<u>R S Khatian</u> <u>No.</u>	<u>L R</u> <u>Khatian</u> <u>No.</u>	<u>Absolute</u> <u>Ownership</u>		
					<u>K</u>	<u>CH</u>	<u>SFT</u>
3888	2905	361	3186	3186	06	04	00

In total land measuring 6 (Six) Cottahs 4 (Four) Chittaks 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 Demise of 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 her heirs and successor in interest in respect of the aforesaid properties, left by the said Durga Prasad Shaw @ Durga Prasad Jaiswal, since deceased.

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

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

	R S / L R Dag No. 2905			R S / L R Dag No. 2909			R S / L R Dag No. 2911		
	Land 3 K - 8 Ch			Land 4 Ch			Land 2 k - 8 Ch		
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
Umesh Chand Jaiswal	00	07	00	00	00	22.50	00	05	00
Shakuntala Jaiswal	00	07	00	00	00	22.50	00	05	00

Continued Page...

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
	03	08	00	00	04	00.00	02	08	00

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 Property		
					K	CH	SFT
3888	2905	361	3186	3186	03	02	00

In total land measuring 3 (Three) Cottahs 2 (Two) Chittaks 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 & 12513/1, 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 ADSR 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.

Continued Page...

After gifting the aforesaid land, the said Anand Lal Jaiswal, became the owner of rest of the land measuring 3 (Three) Cottahs 2 (Two) Chittaks 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 @ Malti Devi 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: This said (1) Gopal Prasad Jaiswal, (2) Malti Jaiswal @ Malti Devi Jaiswal & (3) Mala Shaw, jointly gifted their undivided joint 3/8th shares 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 Jaiswas @ 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 ADSR 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.

Continued Page...

It is to be mentioned here that 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) Chittaks instead of 1 (One) Cottah 12 (Twelve) Chittaks in R S Dag No. 2905 and alsoland measuring 1 (One) Chittaks 22.5 (Twenty Two Point Five) sq. ft. instead of 2 (Two) Chittaks of land in R S Dag No. 2909, and also land measuring 15 (Fifteen) Chittaks instead of 1 (One) Cottah 4 (Four) Chittaks 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 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 Property		
					K	CH	SFT
2888	2905	361	3186	10384	04	04	00

Continued Page...

In total land measuring 4 (Four) Cottahs 4 (Four) Chittaks 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 ADSR 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 @ Malti Devi Jaiswal to the said Umesh Chand Jaiswal @ Umesh Kumar Jaiswal @ Umesh Chandra Jaiswal: The said Malti Jaiswal @ Malti Devi 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 Property		
					K	CH	SFT
3888	2905	361	3186	10346	04	04	00

Continued Page...

In total land measuring 4 (Four) Cottahs 4 (Four) Chittaks 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 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 ADSR 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 @ Malti Devi 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

Continued Page...

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

<u>RS / LR Dag No. 2909</u>	K	CH	SQ.FT
Received from Partition 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	22.52
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>RS / LR Dag No. 2911</u>	K	CH	SQ.FT
Received from Partition through Deed No. 1637/09 (As per Clause No. 5.1.6)	02	02	00.00
Share received by inheritance 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

Continued Page...

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 partition 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) Chittaks 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>			
Share received by inheritance from his father (As per Clause No. 5.2.1)	00	00	22.50
<u>R S / L R Dag No. 2911</u>			
Received from partition 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	05	00.00
	06	07	00.00

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

5.3.4 SHAKUNTALA JAISWAL

R S / L R Dag No. 2905	K	CH	SQ.FT
Share received by inheritance from his father (As per Clause No. 5.2.1)	00	07	00.00
R S / L R Dag No. 2909			
Received from partition 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
	01	13	22.50
R S / L R Dag No. 2911			
Received from partition 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
	04	12	00.00

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

Continued Page...

5.3.5 **SARDA BHAGAT**

R S / L R Dag No.	R	CH	SQ. FT
R S / L R Dag No. 2908			
Share received by inheritance from his father (As per Clause No. 5.2.1)	00	07	00.00
R S / L R Dag No. 2909			
Received from partition through Deed No. 1637/09 (As per Clause No. 5.1.6)	03	00	00.00
Share received by inheritance from his father (As per Clause No. 5.2.1)	00	00	22.50
	03	00	22.50
R S / L R Dag No. 2911			
Received from partition Deed No. 1637/09 (As per Clause No. 5.1.6)	03	04	00.00
Share received by inheritance from his father (As per Clause No. 5.2.1)	00	05	00.00
	03	09	00.00

In total land measuring 7 (Seven) Cottahs 0 (Zero) Chittak 22 50 (Twenty Two Point Five) sq. ft. more or less in R S/1, R Dag Nos. 2905, 2909 & 2911, in Mouza Gopalpur

5.3.6 **ANANDA LAL JAISWAL**

R S / L R Dag No.	R	CH	SQ. FT
R S / L R Dag No. 2905			
Share received by inheritance from his father (As per Clause No. 5.2.1)	00	07	00.00
R S / L R Dag No. 2909			
Received from partition 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
	03	02	22.50

Continued Page

R S / L R Dag No. 2911			
Share received by inheritance from his father (As per Clause No. 5.2.1)	00	05	00.00
	03	09	00.00

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

5.3.7 **MALTI JAISWAL** *a* **MALTI DEVI 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.

Continued Page...

3.3.9 **L R Record by Malti Jaiswal @ Malti Devi Jaiswal:** In L R Settlement, the name of the said Mala Shaw, present Owner/Vendor herein, recorded her name in L R Khatian No. 10346 in respect of her aforesaid plot of land.

6. **Desire of Sale by Malti Jaiswal @ Malti Devi Jaiswal to the present Purchaser:** The said Malti Jaiswal @ Malti Devi Jaiswal, Owner/Vendor herein, decides to sell:

ALL THAT piece and parcel of land measuring:

R S / L R Dag No.	R S Khatian No.	L R Khatian No.	Total Land in Dag In (Decimals)	Nature of Land.	Sold Property/Sale Property.		
					K	CH	SET.
2905	3186	10346	72	Sali	02	00	00

In total a demarcated vacant plot of Sali land measuring 2 (Two) Cottahs be the same a little more or less, comprised in R S & L R Dag No. 2905, under R S Khatian No. 3186, L R Khatian No. 10346, 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, ADSRO 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, P O R (Gopalpur), Kolkata 700136], in the District North 24 Parganas, West Bengal (**SAID PROPERTY**) more fully described in the Schedule hereunder written, to the present Purchaser, at a total consideration of **Rs. 20,00,000.00 (Rupees Twenty Lakh)** only.

Continued Page...

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** more fully described in the Schedule hereunder written, at an agreed consideration of Rs. **20,00,000.00 (Rupees Twenty Lakh)** only.

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 in the absolute and undisputed Owner of the said Property, such ownership having been acquired in the manner stated above, the content of which are all true and correct.

6.2 Representations, Warranties and Covenants regarding Encumbrances: The Owner/Vendor represents warrants and covenants 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 is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

Continued Page...

6.2.2 No Excess Land: The Owner/Vendor does not hold any excess land under the urban land (Ceiling and Regulation) Act, 1975 or any excess land under the West Bengal Land Reforms Act, 1955.

6.2.3 No Encumbrances : The Owner/Vendor has not 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, whereof 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 realization of any taxes from the Owner/Vendor herein.

6.2.6 No Right of Preemption: No person or persons whosever 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 respect of the Said Property or any part thereof.

Continued Page...

6.2.8 Free From All Encumbrances: The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debaters, trusts, prohibitions, Income Tax, Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vesting's, 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 Non 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

Continued Page...

Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clause above (Collectively Representations), has/have agreed to purchase the Said Property from the Owner/Vendor herein.

8. Transfer:

8.1 Hereby Made : The Owner/Vendor hereby sell, convey and transfer to the Purchaser the entirety of her right, title and interest of whatsoever or howsoever nature in the SAID PROPERTY more fully described in the Schedule below free from all encumbrances.

8.2 Consideration: The aforesaid transfer is being made in consideration of a sum of **Rs. 20, 00,000.00 (Rupees Twenty Lakh)** only paid by the Purchaser to the Owner/Vendor herein, receipt of which the Owner/Vendor hereby and by the Memo and Receipt hereunder written admits and acknowledges.

9. Terms of Transfer:

9.1 Salient Terms: The transfer being effected by this Conveyances 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.

Continued Page...

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 right of easement 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-clause of Clause 5 above.

9.2 Subject To: The transfer being effected by this Conveyances is subject to:

9.2.1 Indemnification: Indemnification by the Owner/Vendor about the correctness of her 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 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 the Purchasers 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 to the Purchaser, which the Purchaser admits, acknowledges and accepts.

Continued Page...

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 discharges by the Owner/Vendor, with regard to which the Owner/Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

9.2.5 Holding Possession : The Owner/Vendor hereby covenants 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 hereby covenants that the Owner/Vendor or any person claiming under it in law, trust and equity shall, 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

Continued Page...

any loss, damages, 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 defects 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 declares 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 owner names. The Owner/Vendor undertakes 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 are required by the Purchaser.

9.2.8 Further Acts: The Owner/Vendor hereby covenants that the Owner/Vendor or any person claiming under her, shall and will from time to time and at all times hereafter upon every request and cost of the Purchaser and/or its/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.

Continued Page...

THE FIRST SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY / SOLD PROPERTY)

<u>R S /</u> <u>L R</u> <u>Dag</u> <u>No.</u>	<u>R S</u> <u>Khatian</u> <u>No.</u>	<u>L R</u> <u>Khatian</u> <u>No.</u>	<u>Total Land in</u> <u>Dag</u> <u>In (Decimals)</u>	<u>Nature of</u> <u>Land.</u>	<u>Sold Property/Sale</u> <u>Property.</u>		
					<u>K</u>	<u>CH</u>	<u>SFT</u>
2905	3186	10346	72	Sali	02	00	00

In total a demarcated vacant plot of Sali land measuring 2 (Two) Cottahs be the same a little more or less, comprised in R S & L R Dag No. 2905, under R S Khatian No. 3186, L R Khatian No. 10346, 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, ADSRO 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, P O R Gopalpur, Kolkata 700136], 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 : Land of Mala Shaw (Part of R S Dag No. 2905)
 On the South : Land of JPK Enclave Pvt. Ltd. [R S Dag No. 2905].
 On the East : R S Dag No. 2906.
 On the West : 16' - 6" wide Road [Jagardanga (Gopalpur)]

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

Continued Page...

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. Vivek Jha
33 Bakaram Bose 1st lane
KOL-700020

Mally Jaiswal
OWNER/VENDOR

J.P. K. ENL...
Arin Kumar

2. Badal Nandi
Amaro lake 4th
Lane. Kal 700136
PS Airport

PURCHASER

Prepared in my office

Uday N. Saha
Advocate
High court, Calcutta
W. B. 74/78

Continued Page...

MEMO OF CONSIDERATION

Received a sum of **Rs. 20,00,000.00 (Rupees Twenty Lakh)** only as full and final consideration money against the schedule land more fully mentioned in the Schedule hereinbefore written, from the above named purchaser:

Cheque No.	Date	Bank & Branch	Amount
469631		State Bank of India	Rs. 5,00,000/-
171184	28/2/17	Kotak Mahindra Bank	Rs 1500000
		Total	Rs 2000000
			Rs twenty lakh only

Witness:-

1. Vivek Chauhan

2. Badal Nandi

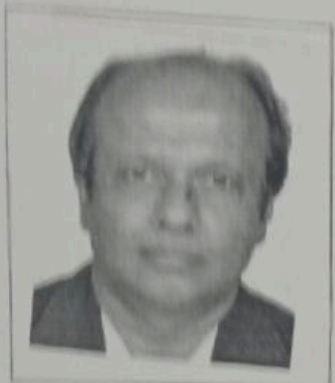
Mally Jaiswal
OWNER/VENDOR



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

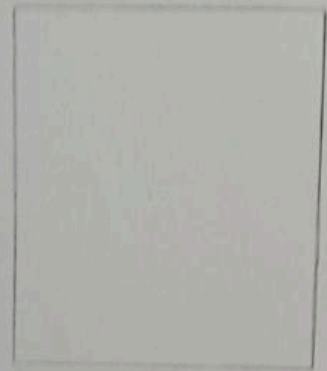
Signature *Malli Jaiswal*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name *Arun Kumar Kade*

Signature *Arun Kumar Kade*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature

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

GRN: 19-201617-004765871-1
GRN Date: 27/02/2017 17:01:44
BRN: 302823088

Payment Mode: Online Payment
Bank: HDFC Bank
BRN Date: 27/02/2017 17:02:23

DEPOSITOR'S DETAILS

Name: JPK ENCLAVE
Contact No.:
E-mail:
Address: 19 COTTON STREET
Applicant Name: Mr U N GHOSH
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Sale Document Payment No 1
Id No.: 19041000056338/1/2017
(Query No./Query Year)
Mobile No.: +91 9831045946

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19041000056338/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	22087 ✓
2	19041000056338/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	119920 ✓
Total				142007

In Words: Rupees One Lakh Forty Two Thousand Seven only

Arav K. K. K.

भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
पहचान पत्र
IDENTITY CARD



निर्वाचक का नाम चालती
Elector's Name Malati
पिता/माता/पति का नाम इन्दरपाल
Father's/Mother's/
Husband's Name Inderpal
लिंग / Sex स्त्री Female
1.1.1995 को आयु 29
Age as on 1.1.1995

Malti Saiswap

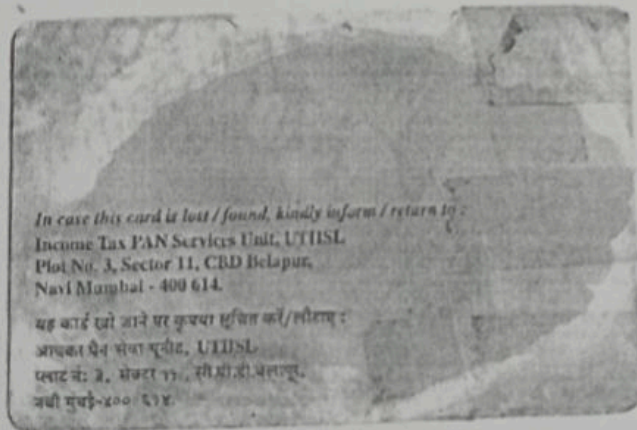
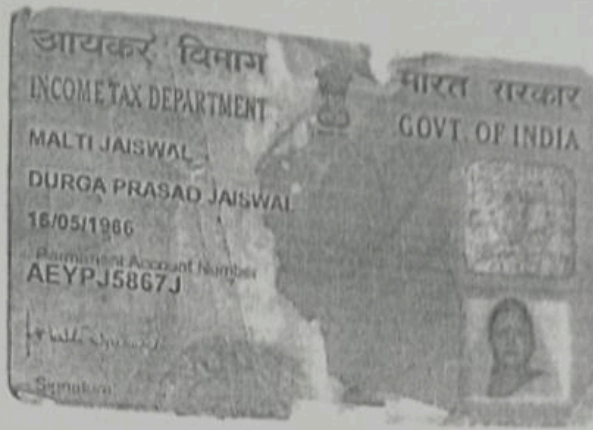
पता
घ.सं. : 112
ग्राम/मोहल्ला : चमराठी
तहसील : शाहगंज
जिला : जौनपुर

Address
H.No. : 112
Vill/Mohalla : Chamrauti
Tehsil : Shahganj
Dist. : Jaunpur

निर्वाचक रजिस्ट्रेशन अधिकारी
के हस्ताक्षर की अनुकृति
निर्वाचन क्षेत्र 256-शाहगंज
Facsimile Signature of
Electoral Registration Officer
for 256-Shahganj A.C.

स्थान शाहगंज दिनांक
Place Shahganj Date 01/06/95

इस पत्र को विभिन्न सरकारी योजनाओं के अन्तर्गत पहचान
पत्र के रूप में प्रयोग किया जा सकता है।
This card can be used as an Identity Card under
different Government Programmes



Maiti Jaiswal



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/12/159/183735



নির্বাচকের নাম : জয়দেব দাস
Elector's Name : Joydeb Das
পিতার নাম : নন্দ দুলাল দাস
Father's Name : Nanda Dulal Das
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ : 10/10/1959
Date of Birth : 10/10/1959

WB/12/159-183735

ঠিকানা
জগদাঙ্গা, রাজহাট, গোপালপুর-১, এয়ার পোর্ট নর্থ ২৪
পার্গানা, ৭৫০১৩৬

Address:
JAGADANGA, RAJARHAT
GOPALPUR-1, AIR PORT NORTH 24
PARGANAS, 750136

Joydeb Das

Date: 01/03/2011

১১৫-নম্বরের নিম্নলিখিত লিঙ্গের লিঙ্গের লিঙ্গের
ফ্যাক্সিমেইল স্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
115-Rajarhat New Town Constituency

১১৫-নম্বরের নিম্নলিখিত লিঙ্গের লিঙ্গের লিঙ্গের
ফ্যাক্সিমেইল স্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
115-Rajarhat New Town Constituency

Major Information of the Deed

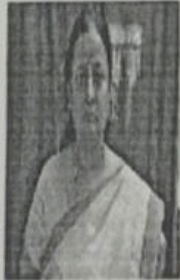

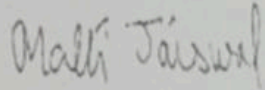
Deed No :	I-1904-01817/2017		
Query No / Year	1904-1000056338/2017	Date of Registration	02/03/2017
Query Date	21/02/2017 2:53:31 PM	Office where deed is registered	
Applicant Name, Address & Other Details	U N GHOSH 95, B N ROAD, Thana : Maniktala, District : South 24-Parganas, WEST BENGAL, PIN - 700054, Mobile No. : 9830027343, Status : Advocate		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 20,00,000/-	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]
Stampduty Paid(SD)	Rs. 1,20,020/- (Article:23)	Market Value	Rs. 20,00,000/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagardanga (Gopalpur), Mouza: Gopalpur, Ward No: 4

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-2905	LR-10346	Bastu	Shali	2 Katha	20,00,000/-	20,00,000/-	Width of Approach Road: 17 Ft.,
Grand Total :					3.3Dec	20,00,000 /-	20,00,000 /-	



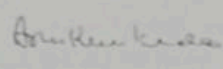
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mrs MALTI JAISWAL, (Alias: Mrs MALTI DEVI JAISWAL) Wife of Mr INDRA PAL JAISWAL Executed by: Self, Date of Execution: 02/03/2017 , Admitted by: Self, Date of Admission: 02/03/2017 ,Place : Office			
		02/03/2017	LTI 02/03/2017	02/03/2017
3175, MANICKTALA MAIN ROAD, P.O:- KANKURGACHI, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:AEYPJ5867J>Status :Individual				

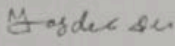
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JPK ENCLAVE PVT.LTD 19, COTTON STREET, P.O:- BURRABAZAR, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No.:AABCJ7421N>Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ARUN KUMAR KEDIA (Presentant) Son of Mr JAGADISH PRASAD KEDIA Date of Execution - 02/03/2017, , Admitted by: Self, Date of Admission: 02/03/2017, Place of Admission of Execution: Office			
		Mar 2 2017 1:38PM	LTI 02/03/2017	02/03/2017
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, Status : Representative, Representative of : JPK ENCLAVE PVT.LTD (as AUTHORIZED SIGNATORY)				

Identifier Details :

Name & address	
Mr JOYDEB GHOSH Son of Late NANDA DULAL GHOSH GOPALPUR, JAGARDANGA, P.O:- GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mrs MALTI JAISWAL, Mr ARUN KUMAR KEDIA	02/03/2017
	

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jagardanga (Gopalpur), Mouza: Gopalpur, Ward No: 4

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2905(Corresponding RS Plot No:- 2905), LR Khatian No:- 10346	Owner:মালতী জবসওয়াল, Gurdian:ইন্দ্রকাল, Address:নিজ, Classification:শালি, Area:0.03000000 Acre,

Endorsement For Deed Number : I - 190401817 / 2017

On 21-02-2017

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 20,00,000/-

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 02-03-2017.

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.

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

Presented for registration at 13:20 hrs on 02-03-2017, at the Office of the A.R.A. - IV KOLKATA by Mr ARUN KUMAR KEDIA ..

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

Execution is admitted on 02/03/2017 by Mrs MALTI JAISWAL, Alias Mrs MALTI DEVI JAISWAL, Wife of Mr INDRA PAL JAISWAL, 3175, MANICKTALA MAIN ROAD, P.O: KANKURGACHI, Thana: Phool Bagan, . South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife

Indetified by Mr JOYDEB GHOSH, . . Son of Late NANDA DULAL GHOSH, GOPALPUR, JAGARDANGA, P.O: GOPALPUR, Thana: Airport, . North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

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

Execution is admitted on 02-03-2017 by Mr ARUN KUMAR KEDIA, AUTHORIZED SIGNATORY, JPK ENCLAVE PVT.LTD, 19, COTTON STREET, P.O:- BURRABAZAR, P.S:- Burrobazar, District -Kolkata, West Bengal, India, PIN - 700007

Indetified by Mr JOYDEB GHOSH, . . Son of Late NANDA DULAL GHOSH, GOPALPUR, JAGARDANGA, P.O: GOPALPUR, Thana: Airport, . North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,087/- (A(1) = Rs 21,989/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,087/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2017 5:02PM with Govt. Ref. No: 192016170047658711 on 27-02-2017, Amount Rs: 22,087/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 302823088 on 27-02-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,020/- and Stamp Duty paid by Stamp
by online = Rs 1,19,920/-

Description of Stamp

Stamp: Type: Impressed, Serial no 226725, Amount: Rs.100/-, Date of Purchase: 22/02/2017, Vendor name
Chatterjee

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

Online on 27/02/2017 5:02PM with Govt. Ref. No: 192016170047658711 on 27-02-2017, Amount Rs: 1,19,920/-

Bank: HDFC Bank (HDFC0000014), Ref. No. 302823088 on 27-02-2017, Head of Account 0030-02-103-00



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF A
OFFICE OF THE A.R.A. - IV
Kolkata, West Bengal