

[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. AABC17421N], 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. ACPF1681E], son of Anand Lal Jaiswal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 168, 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 :

R.S./L.R.	R.S. Khatian	L.R. Khatian	Total Land	Nature of	Sold Property /
Dag No.	No.	No.	in Dag	Land	Said Property
			[In Decimal]		K. - Ch. - Sq.ft.
2909	3186	3186	22	Sali	04 - 02 - 22.50
2911	491	3186	200	Sali	02 - 02 - 00.00
					06 - 09 - 22.50

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

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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.

Name of Successors of deceased, Sudama Devi	Relationship with the deceased
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, 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.

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 Nineth 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 : SI</u>
3894	2911	361	491	3186	02 : 02 : 00

In total land measuring 2 (Two) 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.

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. - CH - SFT
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. - CH - SFT
3892	2909	361	3186	3186	01 - 13 - 00
3894	2911	361	491	3186	03 - 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.

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	03 - 00 - 00
3894	2911	361	491	3186	03 - 04 - 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

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	03 - 02 - 00
3892	2909	361	3186	3186	03 - 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. 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 K. - CH - SF
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 K. - CH - SF
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) MALTI 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 - SET</u>
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 :

<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 - SET</u>
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 - SET	R.S./L.R. Dag No. 2909 [Land - 4CH] K - CH - SET	R.S./L.R. Dag No. 2911 [Land - 2K - 8CH] K - CH - SET
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
	0.2 : 0.8 : 0.0	0.0 : 0.4 : 00.00	0.2 : 0.8 : 0.0

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.	Offical Property
3888	2905	361	3186	3186	K : CH : St.1 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 Shihaw @ 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	R.S./L.R.	C.S. Khatian	R.S. Khatian	U.R. Khatian	Gifted Property
No.	Dag No.	No.	No.	No.	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 :

C.S. Dag No.	R.S./L.R. Dag No.	C.S. Khatian No.	R.S. Khatian No.	L.R. Khatian No.	Gifted Property
3888	2905	361	3186	10346	8 - 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 :**

<u>R.S./L.R. Dag No. 2905</u>	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)	01 - 07 - 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)	03 - 03 - 00.00
	13 - 06 - 00.00
<u>R.S./L.R. 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 - 22.50
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

Contd.....16

<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. 5.2.1)	02	01	00.00
Share received from his father (As per Clause No. 5.2.1)	00	03	00.00
Gift Received from Gopal Prasad Jaiswal (Mati Jaiswal & Mata SSK)	00	15	00.00
through Deed No. 0369/11 (As per Clause No. 5.2.1)	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 Partition through Deed No. 1637/09 (As per Clause No. 5.2.1)	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

<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 - 05 - 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 :R.S./L.R. Dag No. 2905

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

K - CH - SQ.FT

00 - 07 - 00.00

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

Received from Partiton through Deed No. 1637/09 (As per Clause No. 5.1.6)

K - CH - SQ.FT

03 - 06 - 00.00

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

00 - 09 - 22.50

03 - 09 - 22.50R.S./L.R. Dag No. 2911

Received from Partiton through Deed No. 1637/09 (As per Clause No. 5.1.6)

K - CH - SQ.FT

03 - 04 - 00.00

Share received by inheritance from her 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) 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 :R.S./L.R. Dag No. 2905

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

K - CH - SQ.FT

00 - 07 - 00.00

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

Received from Partiton through Deed No. 1637/09 (As per Clause No. 5.1.6)

K - CH - SQ.FT

03 - 02 - 00.00

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

00 - 09 - 22.50

03 - 02 - 22.50

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 - 00 - 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. FT.</u>
2909	3186	3186	22	Sab	<u>04 - 02 - 22.50</u>
2911	491	3186	200	Sab	<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.**

Contd.....21

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 (ceiling) land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the 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 execute 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.

- 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.

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.

- 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.

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

ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u> <u>Dag No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Total Land</u> <u>in Dag</u> <u>[In Decimal]</u>	<u>Nature of</u> <u>Land</u>	<u>Sold Property /</u> <u>Said Property</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.

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.

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
Ran Nagar Bera Bera
POST R ETAPUR P. S.
KOL - 136

Umesh Kumar Jaiswal
@ Umesh Chand Jaiswal
Owner/Vendor

2.

Binit Jaiswal
Umesh Kumar Jaiswal
Gopal Pur Jagardanga
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>
489629	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. 16,15,625.00
			TOTAL :	Rs. 46,15,625.00

Witnesses :-

1. Harshvardh Biswas

2. Binit Jaiswal

Umesh Chandra Jaiswal
Umesh Chandra 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 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	SBI, Narayanpur	Pradyip Kumar	Rs. 7,00,000.00
469633	27.10.2016	SBI, Narayanpur	Deepak Kumar Jaiswal	Rs. 7,00,000.00
012444	02.02.2017	SBI, Narayanpur	Pradyip Kumar	Rs. 4,00,000.00
012444	02.07.2017	SBI, Narayanpur	Deepak Kumar Jaiswal	Rs. 4,00,000.00
			TOTAL	Rs. 13,18,750.00

Witnesses :-

1. *Harekand Babu*

2. *Bond Jaiswal*

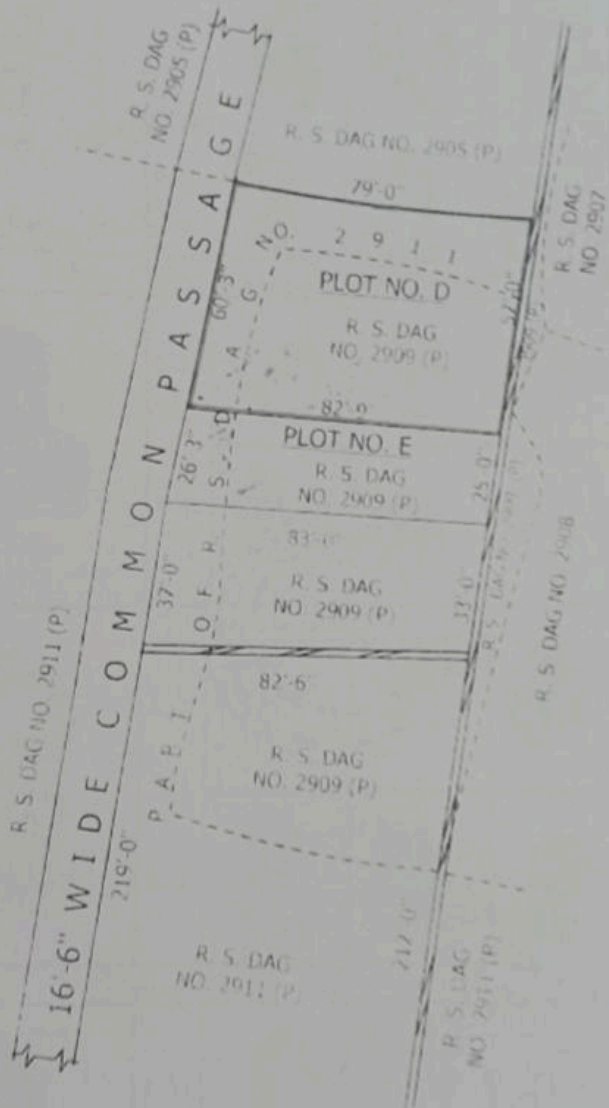
Pradyip Kumar
Pradyip Kumar

Deepak Kumar Jaiswal

Deepak Kumar Jaiswal
Confirming Debit

**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"



VENUE'S SIGNATURE: *Unnayan Chandra Jaiswal*
 PURCHASER'S SIGNATURE: *Unnayan Chandra Jaiswal*
 VENUE'S SIGNATURE: *Pradip Kumar*
 PURCHASER'S SIGNATURE: *Pradip Kumar*

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
 ON 16'-6" WIDE PASSAGE

MORE OR LESS












COPIED BY
 SK. R. ALI
 REGD. NO. 16522
 RAJARHAT, KOL-175

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












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

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










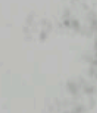

ATTESTED :- *Umesh Kumar Jaiswal Umesh Kumar Jaiswal*

 <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
 AHPJ4997P

Signature





Umesh Kumar Jaiswal


Umesh Kumar Jaiswal

(In case this card is lost, please advise information to the
 Income Tax PAN Service Unit, UTISL,
 Plot No. 3, Sector 11, CRD Kalyan,
 Navi Mumbai - 400 614.

(यदि यह कार्ड खोया जाए, कृपया सूचना देकर
 आयकर PAN सेवा यूनिट, UTISL,
 प्लॉट नं. 3, सेक्टर 11, CRD कल्याण,
 नवी मुंबई - 400 614।


ELECTION COMMISSION OF INDIA
 भारत के निर्वाचन आयोग

IDENTITY CARD WBI / 22 / 156 / 297573
 पहचान कार्ड



Elector's Name चयनकर्ता का नाम	Jaiwaj Umesh Kumar जयवाज उमेश कुमार
Father/Mother/ Husband's Name	Durgprasad दुर्गप्रसाद
Sex लिंग	M पुरुष
Age as on 1.1.1995 19.10.1975 का उमर	34 34

Umesh Kumar Jaiswal

Umesh Kumar Jaiswal

Address
35A Ghosh Lane, Calcutta.

पता
35A, घोष लान, कलकत्ता 1

निर्वाचन आयोग
Electoral Registration Officer
 निर्वाचन आयोग

For 158 BURTOLA
158, बर्तूला


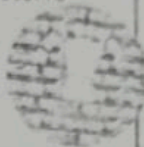
Assembly Constituency
निर्वाचन क्षेत्र

Place थान	Calcutta कलकत्ता
Date दिनांक	18.10.95 18.10.95

Deepak Kumar
Jaiswal

Deepak Kumar
Jaiswal

भारतीय निर्वाचन आयोग
भारत सरकार
ELECTION COMMISSION OF INDIA
IDENTITY CARD
GGC3368776

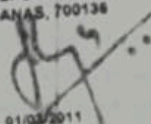


निर्वाचक का नाम : दीपक कुमार
Elector's Name : Deepak Kumar Jaiswal
पिता का नाम : आनंद लाल
Father's Name : Ananda Lal Jaiswal
लिंग/Sex : पुरुष M
जन्म तिथि/Date of Birth : XX/XX/1981

GGC3368776

पिन कोड : 700136
जगदंगा, राजरहट, गोपालपुर-6, एयर पोर्ट, नॉर्थ 24 पारगनाहा, 700136

Address:
JAGARDANGA, RAJARHAT
GOPALPUR-6, AIR PORT, NORTH 24
PARGANAS, 700136



Date: 01/03/2011

115 राजरहट न्यू टाउन विधानसभा क्षेत्र, राजरहट, पारगनाहा, 700136
Facsimile Signature of the Electoral
Registration Officer to:
115-Rajarhat New Town Constituency

आपका पता बदलने पर आपको इस कार्ड नंबर को अपने नए पते पर भेजना होगा।
In case of change in address mention this Card No
in the relevant Form by including your name in the
call at the changed address and to obtain the card
with same number.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
 ACPJ1681F

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

E. B. Das
 जॉइंट कमिश्नर, टी.ए. / J.I.
 COMMISSIONER OF INCOME TAX, W.B. - 21

Deepak Kumar Jaiswal

इस कार्ड के लिये / जिस नाम पर दृश्य जारी करने
 वाले प्राधिकारी को सूचित / वापस करके
 संयुक्त आयकर अधिका (पट्टाधि एवं तकनीकी),
 पी-7,
 चौइंग्ले स्क्वायर,
 कलकत्ता - 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,
 Chowringhee Square,
 Calcutta-700 069.

Deepak Kumar Jaiswal

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YMM1211002



নির্বাচকের নাম : প্রদীপ কর
Elector's Name : Pradip Kar
পিতার নাম : বঙ্কিম কর
Father's Name : Bankim Kar
লিঙ্গ/Scx : পুং M
জন্ম তারিখ : 28/05/1978
Date of Birth : 28/05/1978

Pradipkar

YMM1211002

ঠিকানা
শ্রী বীপা রাজহাট গোপালপুর-৫ এয়ারপোর্ট, উত্তর ২৪
পার্শ্বাঞ্চল, 700136

Address:
PURBAYAN, RAJARHAT GOPALPUR-5
AIR PORT, NORTH 24 PARGANAS,
700136

Date: 01/03/2011

15. সংশ্লিষ্ট নির্বাচনী এলাকা থেকে নির্বাচন
অধিকারিকের স্বাক্ষর অনুমোদিত।
Facsimile Signature of the Electoral
Registration Officer for
115-Rajarhat New Town Constituency

বিদ্যমান পরিচয়পত্র হলে নতুন ঠিকানা পরিবর্তন করতে প্রাপ্য ফর্ম
সমূহে নতুন ঠিকানা পরিবর্তনের পাঠ্যসহ জন্ম তারিখ এবং ঠিকানা
পরিবর্তনের স্মার্ট কার্ড প্রদান।
In case of change in address mention the Card No.
in the relevant Form for including your name in the
roll of the changed address and to obtain the card
with same number.

Pradipkar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADIP KAR

BANKIM KAR

28/05/1978

Permanent Account Number

BETPK9970B

Pradipkar

Signature



Pradipkar

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, 24/25/26
Plot No. 1, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
To contact the Unit, please call / contact
022-2554-1111, 2554-1112, 2554-1113 or
Fax No. 1, 2554-1114, 2554-1115 or
e-mail pan@itdce.gov.in

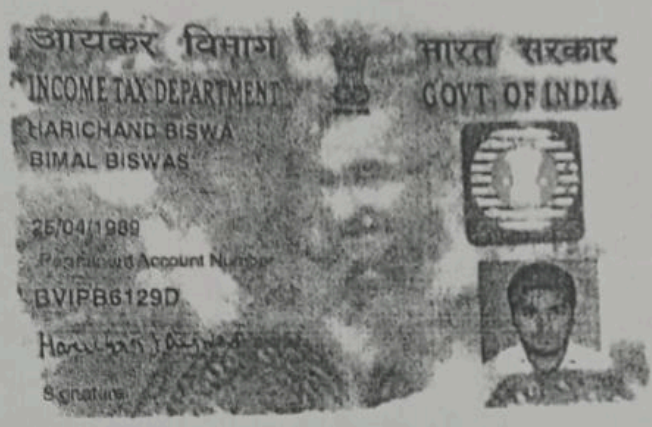
Pradipkar

आयकर विभाग
INCOME TAX DEPARTMENT
HARICHAND BISWA
BIMAL BISWAS

भारत सरकार
GOVT OF INDIA

25/04/1989
Passport Account Number
BVIPB6129D

Harichand Biswas
Signature



Harichand Biswas
03/02/2017



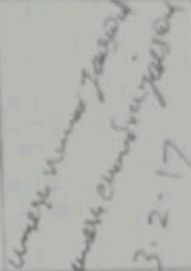


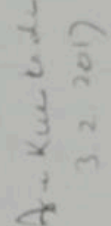


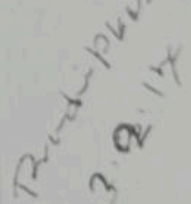


Government of West Bengal



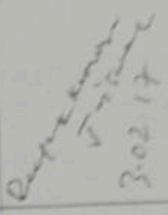
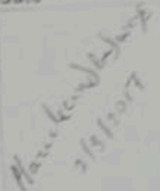
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas

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			 Umesh Kumar Jaiswal 3.2.17
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]			 Arun Kumar Kedia 3.2.2017
3	Pradip Kar Purbayan, P O - R Gopalpur, P S - Airport, District -North 24-Parganas, West Bengal, India, PIN - 700136	Seller			 Pradip Kar Purbayan 3.2.17

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, Distinct -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			

(Asst 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
(Entry No./Entry Year)
 Contact No.: Mobile No.: +91 9830061809
 E-mail:
 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- Registrar Fees	0030-03-104-001-16	75790
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:
 Pinaki Chattopadhyay
 Advocate
 Judges' Court
 Benares
 19/02/2017

Major Information of the Deed

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

Sch No	Plot Number	Khatian Number	Land Use 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. ACP PJ1681F, Status :Confirming Party, Executed by: Self, Date of Execution: 03/02/2017, Admitted by: Self, Date of Admission: 03/02/2017, Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JPK ENCLAVE PVT LTD 19 Colton Street, P.O:- Burrabazar, P.S:- Burrobazar, 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

Identified 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

Identified 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.



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.)
