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Certified that the document is admitted to registration. The stamp use sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

Additional District Sub-Registrar
 Rajarhat, New Town, North 24 Parganas

27 NOV 2012

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this
 the 27th day of November, Two Thousand and Twelve (2012)

BETWEEN

1972-23-11-12-500f

জেতার নাম

সং

স্টাম্প জেতার লক্ষ্য

বিধান নম্বর (সিটি/জে.পি.সি.ডি.এস.আর.)

যেটি টাকায়

মালিক নাম

Jainex Properties P.Ltd.

Lakshman. Panu.

02 NOV 2012

Newtown

সেতরী ব্যাকশুভ জেতার নিতা দত্ত 100000

Mahar Karaman Madal.

JAINEX PROPERTIES (P) LTD.

Mahar Karaman Madal.



Renu Kalaya

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

Rajendra Kumar Kalaya 12.7 NOV 2012
S/o Late Panukul Kalaya
423A, B.B. Park, Kalyan
P.S. Lakshman,
occupation - Business

Renu Kaloya **SMT. RENU KALOYA** wife of Sri Rajendra Kaloya of P-203, Lake Town, Block-'B', Police Station- Lake Town, Kolkata- 700089, in the District of North 24 Parganas, at Present residing at P-423A, Dum Dum Park, Kolkata- 700055, having ~~PAN~~**AFZPK 5939C**, by faith- Hindu, by occupation - Housewife, by nationality Indian, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators representatives nominees and assigns) of the **ONE PART** ;

- AND -

JAINEX PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act. 1956, having its registered place of business at Lokenath Park, New Town Road, P.S. Baguiati, Kolkata- 700157, having **PAN : AAACJ6570B**, represented by its Authorized Signatory **MATIAR RAHAMAN MONDAL** son of Rahamatullah Mondal, residing at Dasadrone, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136, in the District of North 24 Parganas, by faith- Muslim, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, successors, executors, administrators representatives office director/s, for the time being in force and assigns) of the **OTHER PART**.

WHEREAS:

A) One Sri Akshoy Kumar Mondal of Teghoria had purchased a plot of land measuring an area of 86 decimals comprised in C.S. Dag No. 238 under C.S. Khatian No. 160, Jamidari Khatian No. 154(Ka), lying



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and situated at Mouza- **ATGHARA**, J.L. No. 10, R.S. No. 233, Touzi No. 172, P.S. Rajarhat, in the District of North 24 Parganas recorded as Rayat Mokarari of Uttam Chandra Mondal 'Mudafat' under Sri Tarak Nath Biswas of Hatiara, P.S. Rajarhat, in the District of North 24 Parganas formerly 24 Parganas, yearly rent at Rs. 7/- 4/ (Rupees seven and annas four) only, due to unpaid the rent in due time, a suit had been arranged against said Uttam Chandra Mondal in the Court of Sibadaha vide Case No. 475 in the year 1931 and had been favoured with Decree.

B) The said Sri Akshoy Kumar Mondal son of late Chheru Mondal one of Teghoria purchased the above plot of land measuring an area of 86 decimal in Nilam with supported the decree in the Court of First Class Magistrate at Shibadaha.

C) The said Sri Akshoy Kumar Mondal in urgent need of money he sold and transferred the said property to Sri Kshetra Nath Gyain of Teghoria, P.S. Rajarhat, in the District of North 24 Parganas and the deed was executed and registered at the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Being No. 657 for the year 1935.

D) Sri Kshetra Nath Gyain having purchased the aforesaid plot of land from Akshoy Kumar Mondal by the above Deed No. 657 for the year 1935 and had been possessing and enjoying the same in his own khas without any interruptions and whatsoever in any manner. In course of his own khas without any transfer he died survived only three sons namely (1) Panchanan Gyain (2) Anil Kumar Gyain and (3) Sri Bholanath Gyain and accordingly the total land of 86 decimal had been recorded in equal share as $\frac{1}{3}^{\text{rd}}$ for each in the Revisional Settlement in two R.S. Dag Nos. 233 for 37 decimal of Sali land and R.S. Dag No.



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235 for 49 decimal of Sali land under the R.S. Khatian No. 342 at the yearly rent of 7/- 4/ annas only.

E) By an amicable mutual partition, the said one of the share holder of the plots or dags Sri Anil Kumar Gyain had already sold or transferred his 1/3rd full share of the total 86 decimals of land only from the part of R.S. Dag No. 233 and let out to the other two share holders get the rest land of the said Dag and the full portion of R.S. Dag No. 235 land measuring 49 decimals in their own khas and in good title.

F) The said Sri Bholanath Gyain become the absolute owner of 1/3rd share of the total 86 decimals of land in the part of R.S. Dag No. 233 and R.S. Dag No. 235 and accordingly his inherited share had duly been recorded in the current settlement zarip in the year 1982 by Kri. Khatian No. 549 and the said amicable mutual partitioned property he had been enjoying and possessing as ½ portion of 49 decimals of R.S. Dag No. 235 and ½ portion of existing land of 8 decimals (after sold by Anil Kumar Gyain another share holder) which he had possessing and enjoying in his own khas with the demarcation during a long time and become the absolute owner and had good right and full power to dispose the same to any intending buyer or buyers at any consideration as he will think fit and proper.

G) While seized and possessed of the aforesaid plot of land, the said Shri Bholanath Gyain referred therein as the Vendor sold and conveyed his right tile and interest of Sali land measuring an area of 3 (three) Cottahs 40 (forty) sft. comprised in C.S. Dag No. 238 corresponding to R.S. Dag No. 235, under C.S. Khatian No. 160, corresponding to R.S. Khatian No. 342, Kri. Khatian No. 549, lying and situated at Mouza- **ATGHARA**, J.L. No. 10, R.S. No. 233, Touzi No. 172, P.S. Rajarhat, in the District of North 24 Parganas together with all easement rights of



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the same to **Smt. Champa Jaiswal** wife of Sri Sant Lal Jaiswal, resident of 169, Vivekananda Road, P.S. Burtalla, Kolkata- 700006, by a Registered Deed of Sale recorded in Book No. I, Volume No. 63, Pages 277 to 290, Being No. 3101 for the year 1988 registered at A.D.S.R. Office Bidhannagar (Salt Lake City), against valuable consideration mentioned thereon.

H) While seized and possessed of the aforesaid plot of land, the said **Smt. Champa Jaiswal** wife of Sri Sant Lal Jaiswal, resident of 169, Vivekananda Road, P.S. Burtalla, Kolkata- 700006 referred therein as the Vendor sold transferred and conveyed her right title and interest of the aforesaid plot of Sali land measuring an area of 3 (three) Cottahs more or less as per physical measurement, comprised in C.S. Dag No. 238 corresponding to R.S. Dag No. 235, under C.S. Khatian No. 160, corresponding to R.S. Khatian No. 342, Kri. Khatian No. 549, lying and situated at Mouza- **ATGHARA**, J.L. No. 10, R.S. No. 133, Touzi No. 172, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Gopalpur Municipality, in the District of North 24 Parganas together with all easement rights of the same to (1) **Smt. Sushma Jaiswal** wife of Sri Narendra Jaiswal and (2) **Sri Vikram Jaiswal** son of Sri Narendra Jaiswal both resident of 245A, A.P.C. Road, P.O. Sahitya Parishad, P.S. Manicktala, Kolkata- 6 jointly referred therein as the Purchasers, by a Registered Deed of Sale recorded in Book No. I, Volume No. 357, Pages 295 to 314 Being No. 06490 for the year 2002 on 02.08.2002 registered at A.D.S.R. Office Bidhannagar (Salt Lake City), against valuable consideration mentioned thereon.

I) After purchased the said plot of land, the said (1) **Smt. Sushma Jaiswal** and (2) **Sri Vikram Jaiswal** mutated their names to the Rajarhat Gopalpur Municipality being **Holding No. RGM/AS/60/2002** and prepared a building plan with the help of one reputed architect and



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Enjalat, New Territories, North 24 Prisons

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approved the same before the Rajarhat Gopalpur Municipality and thereafter they constructed thereon a residential building measuring 1400 sft. at their own costs and expenses and had been residing thereat.

J) While seized and possessed of the aforesaid property, the said (1) **Smt. Sushma Jaiswal** wife of Sri Narendra Jaiswal and (2) **Sri Vikram Jaiswal** son of Sri Narendra Jaiswal both resident of 245A, A.P.C. Road, P.O. Sahitya Parishad, P.S. Manicktala, Kolkata- 700006 jointly referred therein as the Vendors sold transferred and conveyed their right title and interest of the aforesaid plot of Sali land measuring an area of **3 (three) Cottahs** more or less along with one residential building measuring 1400 sft. comprised in C.S. Dag No. 238 corresponding to R.S. Dag No. 235, under C.S. Khatian No. 160, corresponding to R.S. Khatian No. 342, Kri. Khatian No. 549, lying and situated at Mouza- **ATGHARA**, J.L. No. 10, R.S. No. 133, Touzi No. 172, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Gopalpur Municipality, in the District of North 24 Parganas together with all easement rights of the same to **SMT. RENU KALOYA** wife of Sri Rajendra Kaloya, residing at P-203, Lake Town, Block-'B', Police Station- Lake Town, Kolkata- 700089, in the District of North 24 Parganas referred therein as the Purchaser, by a Registered Deed of Sale recorded in Book No. I, Volume No. 606, Pages 118 to 133, Being No. 10614 for the year 2003 on 10.12.2003 registered at A.D.S.R. Office Bidhannagar (Salt Lake City), against valuable consideration mentioned thereon.

K) Since then, the Vendor herein **Smt. Renu Kaloya** is seized and possessed of the aforesaid plot of land measuring an area of **3 (three) Cottahs** more or less along with a building measuring 1400 sft. more or less comprised in C.S. Dag No. 238 corresponding to R.S. Dag No.

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235, under C.S. Khatian No. 160, corresponding to R.S. Khatian No. 342, Kri. Khatian No. 549, lying and situated at Mouza- **ATGHARA**, J.L. No. 10, R.S. No. 133, Touzi No. 172, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Gopalpur Municipality, in the District of North 24 Parganas together with all easement rights of the same by virtue of above purchased, Municipal Record and own construction and has been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever and has the full right to dispose or transfer the same to any body in any way as the Vendor herein shall think fit and proper.

L) Now the Vendor herein **Smt. Renu Kaloya** has agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plot of land measuring an area of **3 (three) Cottahs** more or less along with old building measuring 1400 sft. more or less comprised in C.S. Dag No. 238 corresponding to R.S. Dag No. 235, under C.S. Khatian No. 160, corresponding to R.S. Khatian No. 342, Kri. Khatian No. 549, lying and situated at Mouza- **ATGHARA**, J.L. No. 10, R.S. No. 133, Touzi No. 172, within the jurisdiction of Rajarhat Police Station, at present Baguiati Police Station, within the local limits of Rajarhat Gopalpur Municipality, in the District of North 24 Parganas together with all easement rights of roof of the same, more fully and particularly described in the schedule herein after written at or for the total consideration of **Rs. 40,00,000/- (Rupees forty lacs) only**.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 40,00,000/- (Rupees forty lacs) only** of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt



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and Memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendor do hereby grant sell, convey transfer assign and assure unto and to the Purchaser herein ALL THAT piece or parcel of land measuring an area of plot of land measuring an area of **3 (three) Cottahs** more or less along with old building measuring 1400 sft. more or less comprised in C.S. Dag No. 238 corresponding to R.S. Dag No. 235, under C.S. Khatian No. 160, corresponding to R.S. Khatian No. 342, Kri. Khatian No. 549, lying and situated at Mouza- **ATGHARA**, J.L. No. 10, R.S. No. 233, Touzi No. 172, within the jurisdiction of Rajarhat Police Station at present Baguiati Police Station, within the local limits of Rajarhat Gopalpur Municipality, in the District of North 24 Parganas together with all easement rights of roof of the same, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as '**the SAID PROPERTY**' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby



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granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor or any of her may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendences attachments bargaders trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER

as follows :-

i) **THAT** notwithstanding any act deed matter or thing by the Vendor or **her** predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other things whatsoever to alter defeat encumber or make void the same.

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Rajahmundry, New Town, North 24 Parganas

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ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title.

iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in **herself** good right full power and absolute authority and indefeasible title to grant sell, convey transfer assign and assure all the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents.

iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispences uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the 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 Vendor or any of her/him predecessor in title.

v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruptions claim or demand



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whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens liens attachments bargadars lispendences uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.

vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or any of her/his predecessors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

AND THE VENDOR DO HEREBY DECLARE AND ASSURE THE PURCHASER as follows :-

a) **THAT** the said property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any



[Faint, illegible text with a handwritten arrow pointing to the seal]

proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendor or any of them for realization of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.

b) **AND THAT** the said property or any portion thereof is not affected by any notice or scheme of acquisition requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or authorities.

c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.

d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act. 1976 and/or West Bengal Estates Acquisition Act. 1953 and/or West Bengal Land Reforms Act. 1955 and/or any other act or legislation or otherwise for the Vendor to grant sell, convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser in the manner aforesaid.

e) **AND THAT** the Vendor has represented and assured to the Purchaser that there is no action, suit, appeal or litigation in respect of the

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said property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted exclusive ownership and possession and enjoyment of the Vendor for last more than more than **08 years** without any claim, obstruction dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said property or any part thereof nor sent any notice in respect thereof And that save and except the Vendor no other person can claim any right title or interest whatsoever in the said property or any part thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendor hereinabove, the Vendor agree to indemnify and keep the Purchaser fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceedings that the Purchaser may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendor or in case any of the above representation or assurances being found to be false.

f) **AND THAT** all rates, taxes, khajna, land revenue and other outgoings and impositions payable in respect of the said property has duly been paid and there is no amount in arrears or outstanding in connection therewith.

g) **AND THAT** the said property hereby sold, conveyed, transferred and assigned by the vendor, if not free from all encumbrances as herein covenant, the vendor shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the Purchaser and in this deed if any typographical mistake is discovered later, the same will be rectified by the Vendor without any claim, at the cost of the Purchaser.



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AND the vendor hereby deliver this day khas possession of the said property unto the Purchaser herein where the purchaser has the full right to mutate its name to the authorities concern.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:
(Description of property hereby sold by the Vendor).

ALL THAT piece or parcel of a plot of rayati dakhaliya swattiya Sali at present homested land measuring an area of total **3 (three) Cottahs** more or less together with old building measuring **1400 sft.** standing thereon, comprised in C.S. Dag No. 238 corresponding to **R.S. Dag No. 235**, under C.S. Khatian No. 160, corresponding to **R.S. Khatian No. 342**, **L.R. Kri. Khatian No. 549**, lying and situated at Mouza- **ATGHARA**, J.L. No. 10, R.S. No. 133, Touzi No. 172, land mark- **Atghara Jhautala**, within the jurisdiction of Rajarhat Police Station at present Baguiati Police Station, within the local limits of Rajarhat Gopalpur Municipality, being Holding No. **RGM/AS/60/2002** Ward No. 6, New Ward No. 9, Pargana- Kalikata, under present **A.D.S.R. Office Rajarhat** [formerly Bidhannagar (Salt Lake City)] in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the vendor herein sold and conveyed total land measuring 3 (three) Cottahs more or less along with an old building measuring **1400 sft.** with along with all easement rights of common passage electric line, water line, drainage facilities etc. unto and in favour of the Purchaser herein and the said property is butted and bounded as under :-

ON THE NORTH BY : 12'-0" Wide Road.
ON THE SOUTH BY : R.S. Dag No. 199.
ON THE EAST BY : Part of R.S. Dag No. 235.
ON THE WEST BY : 12'-0" Wide Road.



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The annual proportionate rent of will be payable to the Collectorate of North 24 Parganas on behalf of Govt. of West Bengal.

The aforesaid property more fully shown on the annexed site plan or map marked by **RED** border which will be treated as a part of this indenture.

IN WITNESS WHEREOF the vendor has hereunto set and subscribed her hand and seal after going through the contents of this deed of conveyance on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Kolkata in Presence of:

1. Prabin Kumar Saha .
Atghara, jhowtala
P.O - Hatigara,
KOL - 700 157.

2. LOK Nath Taiswal .
Teghari jhowtala
KOL = 157

Renu Kalaya

SIGNATURE OF THE VENDOR

Mahim Rahman Mondal.

GAINER PROPERTIES (P) LTD.
SIGNATURE OF THE PURCHASER



Additional District Judge
Rajahmundry, New Town, Rajahmundry

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MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of **Rs. 40,00,000/- (Rupees forty lacs) only** being the full consideration money of the schedule mentioned property and payment as per memo below.

MEMO

Pay order/ Draft No.	Dated	Bank	Amount (Rs)
021661	26.11.2012	Axis Bank, Lake Town, Kolkata-89	40,00,000/-

Rs. 40,00,000/-

(Rupees forty lacs) only

WITNESSES:

1. Pratikr Kr. Saha.
Atghara, Ghumtala.
P.O. - Hatiana, Kol-700157.
2. Lok Nath Jaiswal.
Teshoria Ghumtala
Kol-157

Renu Kalaya

SIGNATURE OF THE VENDORDeed prepared in my office :-

Sri Sudhir Kumar Naskar
(SHRI SUDHIR KUMAR NASKAR)
LICENCE NO. DW- XVI-24
A.D.S.R. Office, Bidhannagar,
Salt Lake City, Kolkata- 700091.

Composed by:

(Rahamat Shaikh)
Typists' Association Room
A.D.S.R. Office - Bidhannagar.



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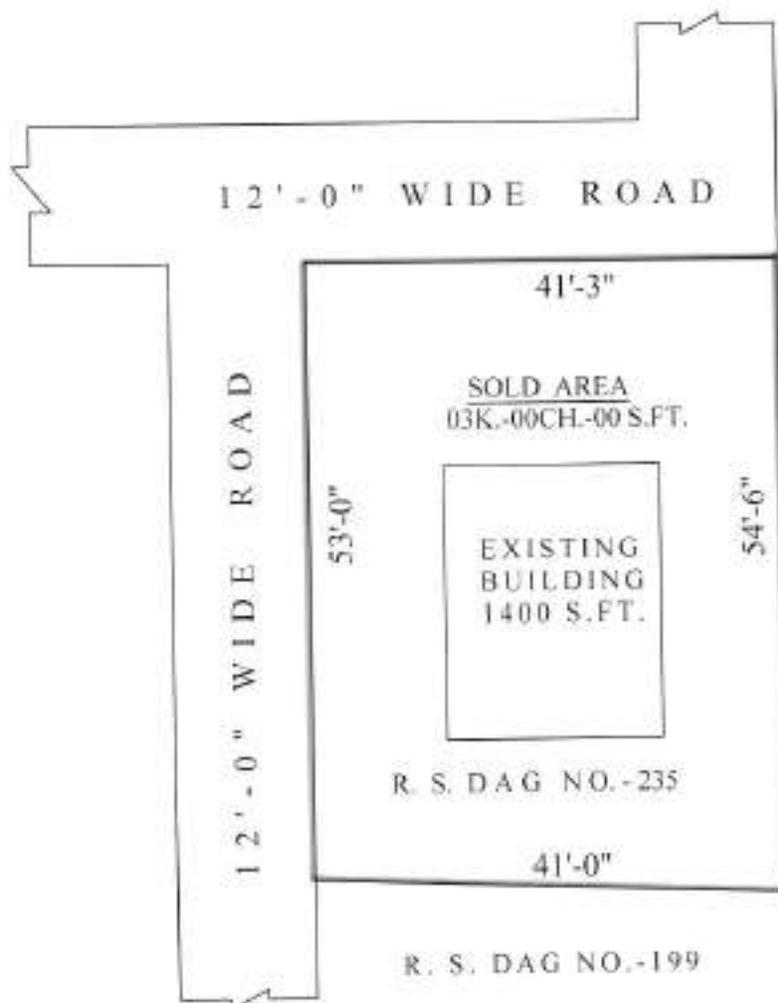
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SITE PLAN OF LAND AT MOUZA- ATGHARA ; IN R. S.
DAG NO.- 235 ; R. S. KH. NO.- 342 ; L. R. KRI. KH. NO.-549 ;
J. L. NO.- 10 ; R. S. NO.-133 ; WARD NO.- 09 (FORMERLY 06) ;
P.S.- BAGIATI (FORMERLY RAJARHAT) ; DIST.- 24 PRGNS.(N.) ;
UNDER RAJARHAT - GOPALPUR MUNICIPALITY.

NAME OF VENDOR - SMT. RENU KALOYA.

NAME OF PURCHASER - JAINEX PROPERTIES PVT. LTD.

SOLD AREA OF LAND = 03 K.-00 CH.-00 S.FT. (MORE OR LESS.)
INCLUDING EXISTING BUILDING -1400 S.FT.



PART OF R. S. DAG NO.-235

Renu Kaloya

SIG. OF VENDOR.

JAINEX PROPERTIES PVT. LTD.
Mohan Khaman Maheta

SIG. OF PURCHASER.

N.B. -SOLD AREA SHOWN WITH RED BORDER.



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Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 00101 / 2012, Deed No. (Book - I , 00099/2012)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Matiar Rahaman Mondal Dasadrone, Kolkata, Thana:-Baguiati, P.O. :-R Gopalpur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136	 27/11/2012	 LTI 27/11/2012	<i>Matiar Rahaman Mondal</i> 27/11/12

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Renu Kaloya Address -P - 423 A, Kolkata, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700089	Self	 27/11/2012	 LTI 27/11/2012	<i>Renu Kaloya</i>
2	Matiar Rahaman Mondal Address -Dasadrone, Kolkata, Thana:-Baguiati, P.O. :-R Gopalpur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136	Self	 27/11/2012	 LTI 27/11/2012	<i>Matiar Rahaman Mondal</i>

Name of Identifier of above Person(s)

Rajendra Kumar Kaloya
423 A, Dum Dum Park, Kolkata, Thana:-Lake Town,
P.O. :- ,District:-North 24-Parganas, WEST BENGAL,
India, Pin :-700055

Signature of Identifier with Date

Rajendra Kumar Kaloya
27/11/12

(Signature)
Additional District Sub-Registrar
 Rajarhat, New Town, North 24 Parganas

27 NOV 2012

(Debasish Dhar)
Additional District Sub-Registrar
 Office of the A.D.S.R. RAJARHAT





Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 00099 of 2012
(Serial No. 00101 of 2012)

On

Payment of Fees:

On 27/11/2012

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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 27/11/2012

Amount by Draft

Rs. 60888/- is paid , by the draft number 914882, Draft Date 27/11/2012, Bank Name State Bank of India, Rajarhat Township, received on 27/11/2012

(Under Article : A(1) = 60874/- ,E = 14/- on 27/11/2012)

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.-55,34,250/-

Certified that the required stamp duty of this document is Rs.- 387418 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 386918/- is paid, by the draft number 914883, Draft Date 27/11/2012, Bank Name State Bank of India, Rajarhat Township, received on 27/11/2012

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

Presented for registration at 12.30 hrs on :27/11/2012, at the Office of the A.D.S.R. RAJARHAT by Matiar Rahaman Mondal ,Claimant.

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

Execution is admitted on 27/11/2012 by

1. Renu Kaloya, wife of Rajendra Kaloya , P - 423 A, Kolkata, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700089, By Caste Hindu, By Profession : House wife
2. Matiar Rahaman Mondal
Authorised Signatory, Jainex Properties Pvt Ltd, Lokenath Park, New Town Road, Kolkata, Thana:-Baguiati, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.
, By Profession : Business

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

27 NOV 2012

(Debasish Dhar)

Additional District Sub-Registrar

EndorsementPage 1 of 2





Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 00099 of 2012
(Serial No. 00101 of 2012)

Identified By Rajendra Kumar Kaloya, son of Late Pannalal Kaloya, 423 A, Dum Dum Park, Kolkata, Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

(Debasish Dhar)
Additional District Sub-Registrar
EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 1730 to 1752
being No 00099 for the year 2012.




(Debasish Dhar) 29-November-2012
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

SPECIMEN FOR TEN FINGERPRINT

Signature of the Presentants/Executants with photograph.

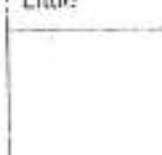
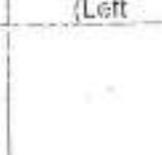
SI NO.

 <i>Renu Kaloya</i>					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little

ATTESTED :- *Renu Kaloya*

 <i>Mahan Rahman Mondal.</i>					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little

ATTESTED :- *Mahan Rahman Mondal.*

					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little

ATTESTED :-



Additional District Sub-Registrar
Rajahat, New Town, North 24 Parganas

27 NOV 2012