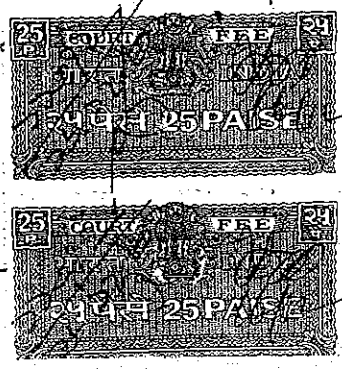


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বিলা ১৭/১১/১৯৮৩		মোকা ১৭/১১/১৯৮৩		ক্রম নং ৪৭		খতিয়ান নং ১৪৫			
খানা ১৭/১১/১৯৮৩		১৭/১১/১৯৮৩		ক্রম নং ১		ভোলি নং ১২৩			
উপরি বর্ষের			অত্র বর্ষের পুরাতন/দেয়			..... দ্বারা সত্তে ও কোন তারিখ হইতে			
খতিয়ান নম্বর (নয় বাটা)	বিবরণ ও দখলকার (নাম লিখিত)	পরস্পর অংশ	খাজনা	সেস		মতবা	সেস		
				পথ ও পুর্ত	শিক্ষা		পুর্ত	শিক্ষা	১(ক)
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০৩/১০	১৭/১১/১৯৮৩	১৫/১২							
অত্র বর্ষের বিবরণ ও দখলকার		অংশ	অত্র বর্ষের বিবরণ ও দখলকার		অংশ	অত্র বর্ষের স্ট্রী এবং বিশেষ নিয়ম ও অগ্রবন্ধ			
১১		১২	Records of rights finally published and finally published under Sub-Section (2) of Section 44 of the Estate Settlement Act, 1952.		১২	১৩			
১৭/১১/১৯৮৩			১৭/১১/১৯৮৩			১৭/১১/১৯৮৩			
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খতিয়ান নং ১৪৫

অত্র বছের নিম্ন দখলীয় জমি

দাস নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ		দাগের মধ্যে অত্র বছের অংশ	দাগের মধ্যে অত্র বছের অংশের জমির পরিমাণ			
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					- ০৮ ১১/৪২			- ০৫	-
					- ৪৮ ১১/৪২			- ২৪	-

১৩৭৫ জমি  
৪০২৭ জমি  
ক. ডি. মুহাম্মদ  
মহম্মদ  
২৩/০২/৬০  
Compared by  
R. D. Khan  
13/12

STATE STATE OF COST

	Rs.	P.	P.
Application fee			
Stamp duty			
Registration fee			
Survey fee			
Other charges			
<b>Total</b>			

৩৭২৪ টকা

*[Signature]* 1/80

নিম্ন দখলীয় জমির মোট পরিমাণ

- ৩৩ - -

অধীনস্থ বছের খাজনা  
প্রাপকের খতিয়ান নম্বর  
( মায় বাটা )

অধীনস্থ বছের বিভিন্ন খতিয়ানের ফর্ম

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অধীনস্থ বছের মোট পরিমাণ

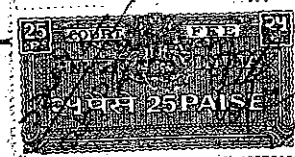
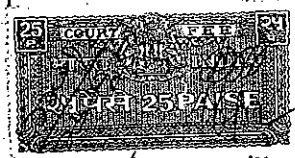
১১ মোট

- ৩৩ -

ডিলা <u>কুমিল্লা</u> নোয়া <u>১০২০০০</u> ক্র.ক্র.নং <u>৪৬</u>		খতিয়ান নং <u>১৭০২</u>									
থানা <u>কুমিল্লা</u> <u>১০২০০০</u> (আং.৭)		তোড়ি নং <u>১৫৩</u>									
উপরিস্থ স্বত্বের		স্বত্ব স্বত্বের পুরাতন/দেয়									
খতিয়ান নম্বর (মায় বাটা)	বিবরণ ও দখলকার (সংক্ষিপ্ত)	পরাম্পর সংখ্যা	সেশ			মন্তব্য	খাজনা	সেশ			
			খাজনা	পথ ও পূর্ব	মিহা			পথ	পূর্ব	মিহা	
<u>১০২১</u>	<u>১০২২</u>	<u>১০২৩</u>	<u>১০২৪</u>	<u>১০২৫</u>	<u>১০২৬</u>	<u>১০২৭</u>	<u>১০২৮</u>	<u>১০২৯</u>	<u>১০৩০</u>	<u>১০৩১</u>	<u>১০৩২</u>

স্বত্ব স্বত্বের বিবরণ ও দখলকার	সংখ্যা	স্বত্ব স্বত্বের বিবরণ ও দখলকার	সংখ্যা	স্বত্ব স্বত্বের বিবরণ ও দখলকার	সংখ্যা
<u>১০৩৩</u>	<u>১০৩৪</u>	<u>১০৩৫</u>	<u>১০৩৬</u>	<u>১০৩৭</u>	<u>১০৩৮</u>

and finally published Under  
 Sub-Section (2) of Section 4  
 of the Estate Acquisition Act  
 of 1950.



(স্বত্ব)

এই স্বত্বের বিবরণে কোনও ভুল  
 আছে কিনা তা নিশ্চিত।

এই স্বত্বের বিবরণে কোনও ভুল  
 আছে কিনা তা নিশ্চিত।

স্বত্বের বিবরণে কোনও ভুল  
 আছে কিনা তা নিশ্চিত।





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 250100

A. 50  
S. No. 11305/12  
27/6/12

scrutined that the document is admiss  
e registration. the signature sheets and  
he endorsement sheets attached with  
the document are part of this document

29 JUN 2012

*Handwritten signature*

THIS INDENTURE is made on this day of 27 June 2012 BETWEEN **RKZ REAL ESTATES PRIVATE LIMITED COMPANY**, a Company incorporated within the provisions of the Companies Act, 1956 having its registered office at 43, Hengiri Road, South Sarania, Ulubara, Gauhati - 781007, P. S. Paltanbazar, District Kamroop, Assam hereinafter referred to as the **VENDOR**

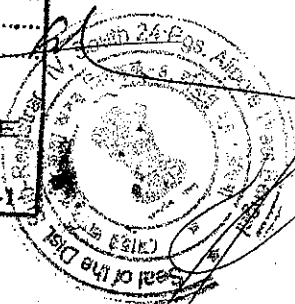
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19 JUN 2012

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Molly John Am

NAME.....  
 ADD.....  
 Rs. Rs. 24  
 19 JUN 2012  
**S. CHATTERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1



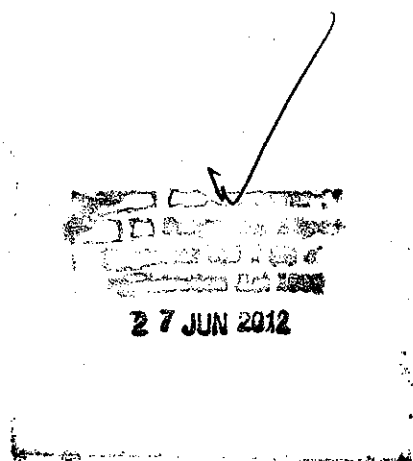
*Sancar Lamb.*  
 VET-2125



*Sancar Lamb.*



*Khalavi Zama*  
 VET-2126



Identified by Me  
*[Signature]*  
 (POSITION) Advocate

(which expression shall unless excluded by or repugnant to the context be deemed to include its Successor, Successor-in-interest and Assigns) represented by it's Director Khalequr Zaman of 43, Hemgiri Road, South Sarania, Ulubara, Gauhati - 781007, P. S. Paltanbazar, District Kamroop, Assam, of the ONE PART (PAN NO. AAECR996B)

**A N D**

**LANZO CONSTRUCTION PRIVATE LIMITED**, a Company incorporated within the provisions of the Companies Act, 1956 having its registered office at BC 55, Sector-I, Salt Lake City, Calcutta - 700 064 hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include its Successor, Successor-in-interest and Assigns) represented by its Director Saikat Ganguly of BC 55, Sector-I, Salt Lake City, Calcutta - 700 064 of the OTHER PART. (PAN NO. ADWP60654K )

**WHEREAS** by a registered Deed of Conveyance dated 3<sup>rd</sup> day of March, 2011 one AMANAT FOUNDATION TRUST sold, transferred and conveyed to the Vendor herein approximately 7 cottahs of land, hereinafter referred to as the said land to the Vendor herein on the terms and conditions and at a consideration mentioned in the said Deed of Conveyance.

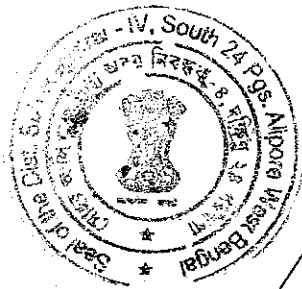
The said 7 cottahs of land has been more fully described in Schedule "A" hereto and hereinafter referred to as the said land.

The title of the said land will appear from the said Deed of Conveyance dated 3<sup>rd</sup> March, 2011 registered at DSR-IV South 24 Parganas in Book No. I, Volume No. 6, Pages 1783 to 1804; Being No. 01629 for the year 2011. A copy whereof is annexed herewith and marked with letter "X" and which will be treated as part of this Conveyance.

The vendor herein agreed to sale and the Purchaser herein agreed to purchase the said land at and for a total consideration of Rs. 58,00,000/- (Rupees Fifty Eight Lakh) only

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-**

1. In pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 58,00,000/- (Rupees Fifty Eight Lakh) only paid to the Vendor



Alipore  
27 JUN 2012

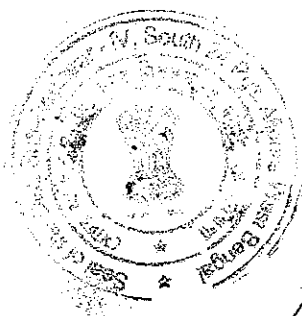
27 JUN 2012



by the Purchaser at or before execution of these presents as per the Memo given hereinbelow (receipt whereof the Vendor doth hereby acknowledges), the Vendor as absolute owner hereby sale convey and transfer all that the said land more fully described in Schedule "A" hereto and to hold the same to the purchaser as the absolute owner thereof.

**THE VENDOR HEREBY COVENANTS WITH THE PURCHASER**

1. Though the vendor has purchased 7 cottahs of land but on actual measurement the land is found now 6 cottahs 7 Chittaks 6 sq.ft. and which is demarcated by four pillars at four corners of the said land.
2. The said land is free from all encumbrances and the Vendor has the power of marketable and saleable right, title and interest to sell the land to the purchaser.
3. That the said land is not under any requisition or acquisition of any Government or Governmental or other authority.
4. The Vendor has not entered into any deal in respect of the said land with any third party and the Vendor is in peaceful possession of the said land.
5. The Purchaser shall and may from time to time and at all times hereinafter peacefully and quietly entered into, hold, possess and enjoy the said land hereby granted, sold, conveyed, transferred and receive and take rent issues and profits therefrom without any trouble, hindrance, eviction or any interruption either by the Vendor or any person or persons lawfully and equitably claiming from under or in trust for and on behalf of the Vendor.
6. The Vendor hereby indemnify and keep the purchaser harmless against all encumbrances for the said land including statutory and other dues till the date of handing over possession of the said land.



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LIBRARY  
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TALLAHASSEE, FL 32306-1600

27 JUN 2012

7. The Vendor will from time to time and all the times hereinafter at the request and cost of the purchaser do execute and caused to be done and/or executed all such acts, deeds and things for further bettering and more peacefully assuring the said land and every part thereof unto the Purchaser.
8. Today is the date of conveyance the vendor has handed over vacant, peaceful possession of the said land to the Purchaser and the Purchaser shall enjoy the said land for ever and all times to come as true and lawful owner of the said land.

**SCHEDULE 'A' ABOVE REFERRED TO**

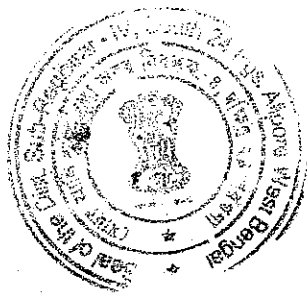
ALL THAT peace and parcel of Sali land though measuring 7 (seven) Cottahs but in actual measurement 6 cottahs 7 Chittaks 6 sq.ft. be the same a little more or less out of 20 decimals, being Scheme Plot No. NA-3, under Phase-I of Gulmohar Park, situated at Mouza Barhans Fartabad, J.L. No. 47 Pargana Medenmolla, Touzi No. 109, comprised in Dag No. 4017 appertaining to R.S. Khatian Nos. 945 and 1724, at present lying within the limits of the Rajpur Sonarpur Municipality, Ward No. 28, under Police Station and Sub-registry/A.D.S.R. office at Sonarpur, in the District of South 24-Parganas, alongwith with a tile shaded kaccha pucca structure of 200 sq.ft. (approx) with right to take electricity, tap water, drainage etc. connection through the common passage adjacent to the said plot together with all easements rights and appurtenances thereto and said land is clearly shown and delineated in the map or plan annexed hereto and depicted with RED border line therein, being butted and bounded as under :-

On the North : R.S.Dag No.4017(in part)

On the South : 24' wide existing road

On the East R.S. Dag No. 335

On the West Dag No. 4016, 4015



*[Handwritten signature]*  
27 JUN 2012

The annual proportionate rent is payable to the District Collector, South 24-Parganas for the State of West Bengal.

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

**SIGNED SEALED AND DELIVERED** by the abovenamed **Vendor** through its Director Khalequr Zaman pursuant to the Resolution passed in the meeting of its Board of Directors held on \_\_\_\_\_, who has executed these presents at **Kolkata**:

: *Abujahid Zaman*  
*Khalequr Zaman*  
*Chairman*

APPROVED  
 Khalequr Zaman

**SIGNED SEALED AND DELIVERED** by the abovenamed **Purchaser** through its Director Saikat Ganguly pursuant to the Resolution passed in the meeting of its Board of Directors held on \_\_\_\_\_, who has executed these presents at **Kolkata**:

For LANZO CONSTRUCTION PRIVATE LIMITED  
*Saikat Ganguly*  
 Director

WITNESS:

1. *Pradheep Kr. Mishra*  
 AG-679, Salt Lake City,  
 Kolkata - 700069



100/1000/11/2012  
27 JUN 2012

27 JUN 2012

**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** of and from the within named Purchasers the within mentioned sum of Rs.58,00,000 /=- (Rupees fifty eight lac) only being the total consideration in full payable under these presents as per memo written herein below:

**MEMO OF CONSIDERATION:**

- |   |                 |
|---|-----------------|
| 1. By Pay Order/ Demand Draft being No.654533 dated 28 <sup>th</sup> June 2012 on Syndicate Bank, Bidhannagar, Branch drawn by <b>Purchaser</b> in favour of the <b>Vendor</b> for... | Rs.38,00,000.00 |
| 2. By Cash lawful money of the Union of India ...   | Rs.20,00,000.00 |

\_\_\_\_\_

**Rs. 58,00,000.00**

**(Rupees fifty eight lac) only**

THE PUNJ BANSAL & CO. LTD.  
*Kholun Zama*

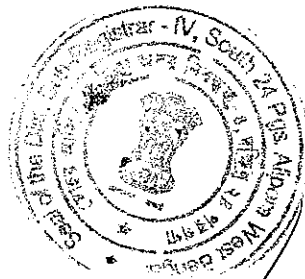
(VENDOR)

**WITNESSES:**

1. *Pradeep Kumar Mishra*
2. *Abujahid Daskar*

Drafted by:

*[Signature]*  
PUSHTAN KUMAR  
Advocate



27 JUN 2012



S  
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Signature of  
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executants/a  
nd/or  
Purchaser

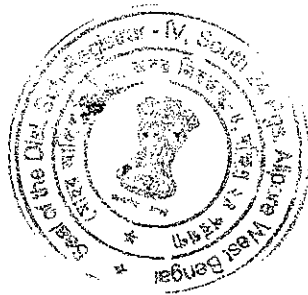



*Xaralant*



*Khalequr Zaman*

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



  
27 JUN 2012



**Government Of West Bengal**  
**Office Of the D.S.R. - IV SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 05341 of 2012**  
**(Serial No. 05220 of 2012)**

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. 68448.00/-, on 29/06/2012

( Under Article : A(1) = 68409/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 29/06/2012 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 29300/- is paid, by the draft number 789309, Draft Date 29/06/2012, Bank Name State Bank of India, SALT LAKE ELECT COMPLEX, received on 29/06/2012
2. Rs. 406110/- is paid, by the draft number 789141, Draft Date 26/06/2012, Bank Name State Bank of India, SALT LAKE ELECT COMPLEX, received on 29/06/2012

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

✓



Government Of West Bengal  
Office Of the D.S.R. - IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 05341 of 2012  
(Serial No. 05220 of 2012)

On

Payment of Fees:

On 27/06/2012

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

Presented for registration at 16.50 hrs on :27/06/2012, at the Private residence by Saikat Ganguly  
Claimant.

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

Execution is admitted on 27/06/2012 by

1. Khalequr Zaman  
Director, Rkz Real Estates Pvt Ltd Company, 43 Hemgiri Rd South Sarania Ulubara Gauhati,  
Thana:-PALTAN BAZAR, P.O. :- ,District:-Kamrup, ASSAM, India, Pin :-781007.  
, By Profession : ---
2. Saikat Ganguly  
Director, Lanzo Construction Pvt Ltd, Bc 55 Salt Lake City, 1, P.O. :- ,District:-North 24-Parganas,  
WEST BENGAL, India, Pin :-700064.  
, By Profession : ---  
Identified By Pushan Kar, son of . , P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By  
Caste: Hindu, By Profession: Advocate.

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

On 28/06/2012

Certificate of Market Value(WB PUVI rules of 2001)

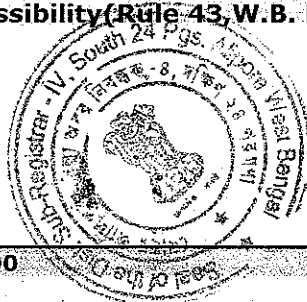
Certified that the market value of this property which is the subject matter of the deed has been  
assessed at Rs.-62,20,000/-

Certified that the required stamp duty of this document is Rs.- 435410 /- and the Stamp duty paid as:  
Impresive Rs.- 100/-

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

On 29/06/2012

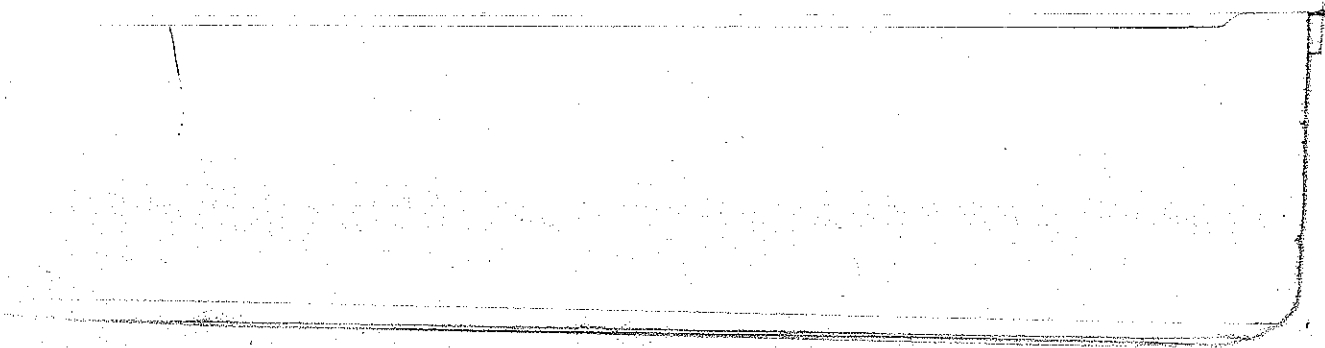
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

29/06/2012 16:47:00

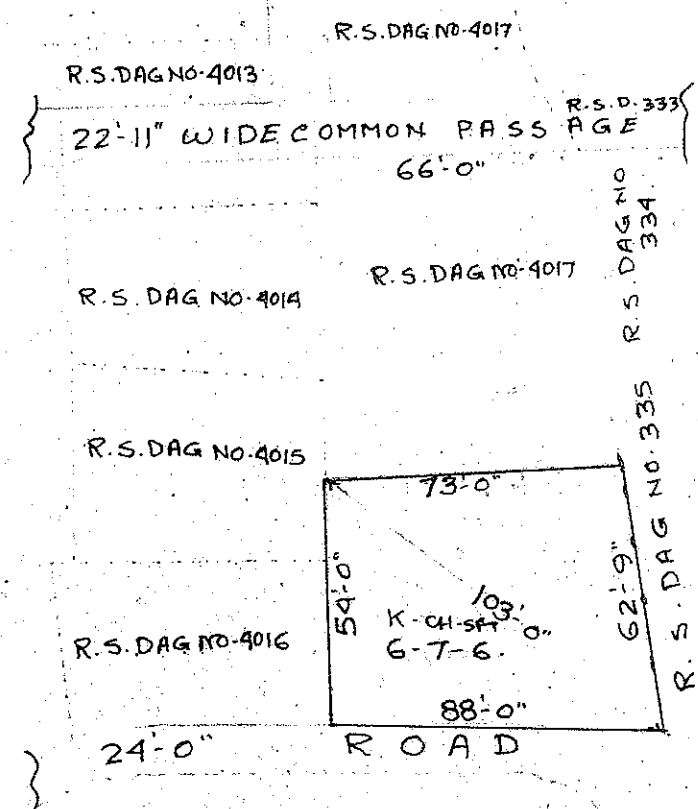
EndorsementPage 1 of 2



THIS IS THE SITE PLAN UNDER MOUZA-BARHANS  
 FARTABAD, J.L. NO-47, P.S. SONARPUR, DIST-24PGS(S)  
 R.S. DAG NO-4017, R.S. KH. NO-945 & 1724, AREA  
 SHOWN IN RED BORDER

SCALE = 1" INCH = 33 FT

Total Area - 6 K - 7 ch - 6 Sft - Shown in Red



RKZ REAL ESTATE'S PVT. LTD.  
 Khaleem Zaman

Director  
 Signature of the Vendor

For LANZO CONSTRUCTION PRIVATE LIMITED

Director  
 Signature of the Purchaser

TRACED BY

Ahmed.  
 Surveyor, AHANGIR AHMED  
 18-6-12  
 LIC No. S/16/11  
 DATE 26-6-12



*[Faint, illegible text]*

27 JUN 2012



01538

2-1629/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 055004

2 3/9/11  
1-55

Certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

*[Signature]*  
 District Sub-Registrar-IV  
 South 24 Parganas, Alipore.  
 Registrar U/S 7 (2) of  
 Registration Act 1908  
 - 3 MAR 2011

DEED OF SALE

THIS INDENTURE is made this the 03<sup>rd</sup> day of March Two Thousand Eleven **BETWEEN**

*[Handwritten mark]*

80 02.03.2011

RKZ Real Estates Pvt. Ltd. Director Khaleemur Zamana

43, Hemgiri Road, South Sarania, Ulubasi, Guwahati, 781007

5,000/- P.S. Paltan Bazar Dist Kamrup, Assam

*[Signature]*  
District Sub-Registrar IV  
South 24 Parganas, Alipore,  
Registrar U/S 7 (2) of  
Registration Act 1908





*[Signature]*  
District Sub-Registrar-IV  
South 24 Parganas, Alipore,  
Registrar U/S 7 (2) of  
Registration Act 1908  
- 2 MAR 2011



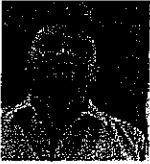

Ayub Ali Mondal  
S/o Jinnah Mohammed Mondal  
vill. Kandarapur  
P.O. Garia P.S. Sonarpur  
2477-2478 CD

**Government of West Bengal**  
**Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 01538 / 2011, Deed No. (Book - I , 01629/2011)**

**I . Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Khalequr Zaman	 03/03/2011	 LTI 03/03/2011	<i>Khalequr Zaman</i> 3/3/2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shah Alam Address -District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 03/03/2011	 LTI 03/03/2011	<i>Shah Alam</i> 03.03.2011
2	Khalequr Zaman Address -District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 03/03/2011	 LTI 03/03/2011	<i>Khalequr Zaman</i> 3/3/2011

**Name of Identifier of above Person(s)**

Ayub Ali Mondal  
Kandarpapur, Thana:-Sonarpur, District:-South  
24-Parganas, WEST BENGAL, India, P.O. :-Garia

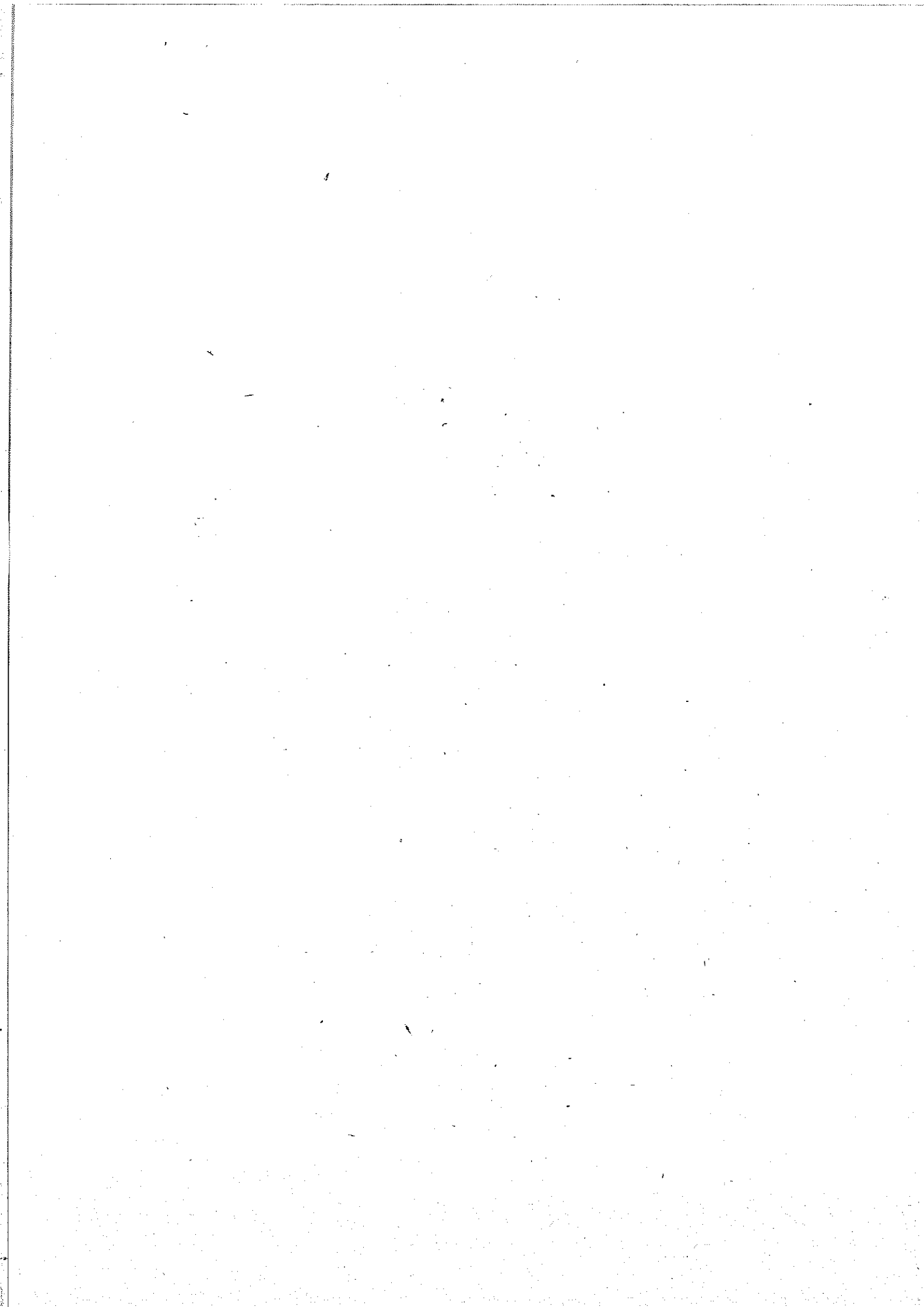
**Signature of Identifier with Date**

*Ayub Ali Mondal*  
03.03.2011



(Dular Chandra Saha)

**DISTRICT SUB-REGISTRAR-IV**  
Office of the D.S.R.-IV SOUTH 24-PARGANAS





Government Of West Bengal  
Office Of the D.S.R.-IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 01629 of 2011  
(Serial No. 01538 of 2011)

On

Payment of Fees:

On 03/03/2011

**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. 34876/-, on 03/03/2011

( Under Article : A(1) = 34837/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 03/03/2011 )

**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.-3167878/-

Certified that the required stamp duty of this document is Rs.- 221762 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

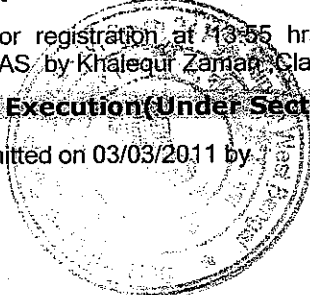
1. Rs. 49000/- is paid, by the draft number 330678, Draft Date 03/03/2011, Bank Name State Bank of India, GHATAKPUKUR, received on 03/03/2011
2. Rs. 20775/- is paid, by the draft number 330679, Draft Date 03/03/2011, Bank Name State Bank of India, GHATAKPUKUR, received on 03/03/2011
3. Rs. 49000/- is paid, by the draft number 330677, Draft Date 03/03/2011, Bank Name State Bank of India, GHATAKPUKUR, received on 03/03/2011
4. Rs. 49000/- is paid, by the draft number 330676, Draft Date 03/03/2011, Bank Name State Bank of India, GHATAKPUKUR, received on 03/03/2011
5. Rs. 49000/- is paid, by the draft number 330675, Draft Date 03/03/2011, Bank Name State Bank of India, GHATAKPUKUR, received on 03/03/2011

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

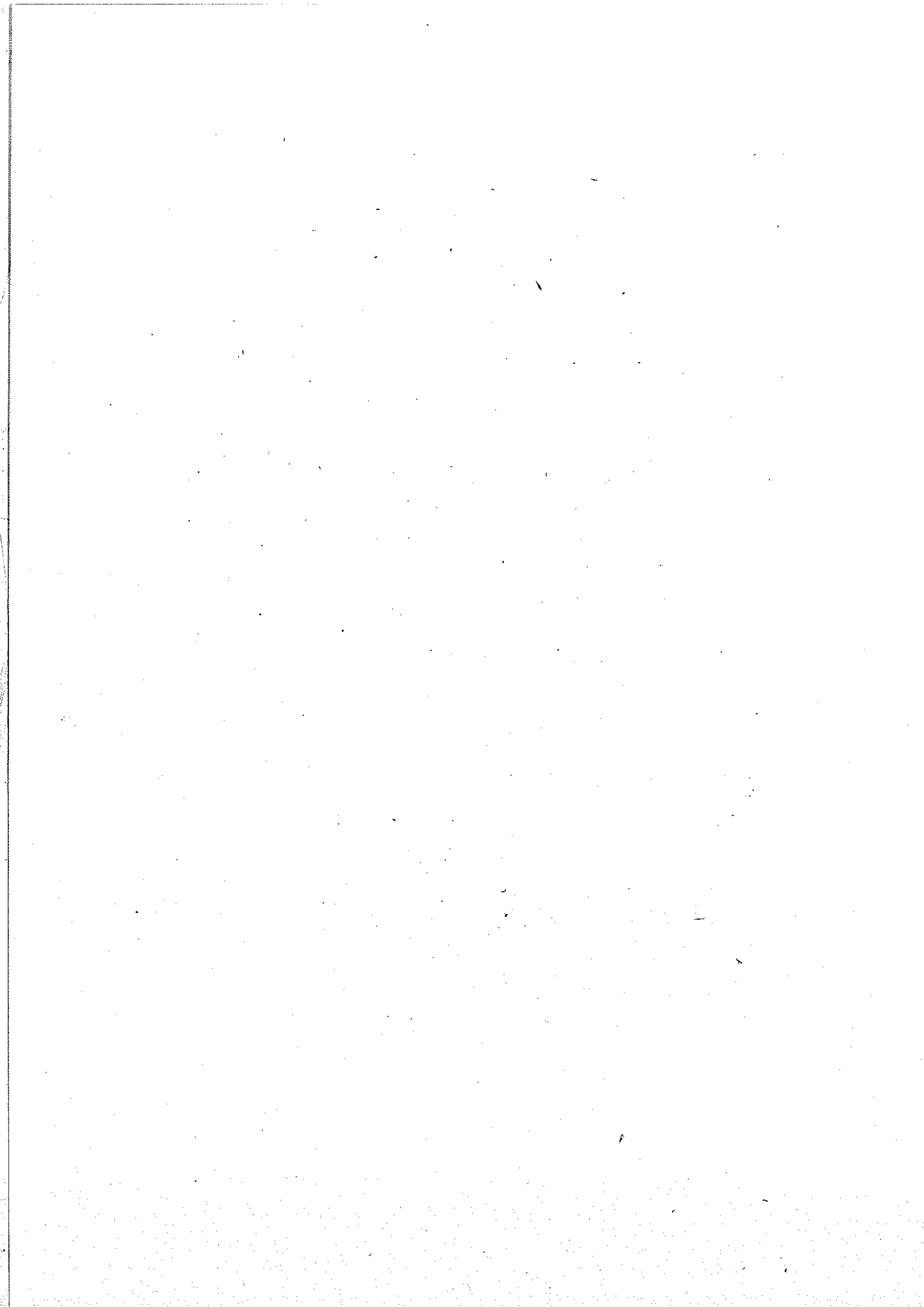
Presented for registration at 13:55 hrs on :03/03/2011, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Khalegur Zaman, Claimant.

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

Execution is admitted on 03/03/2011 by



( Dulal ChandraSaha )  
DISTRICT SUB-REGISTRAR-IV





**Government Of West Bengal**  
**Office Of the D.S.R.-IV SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

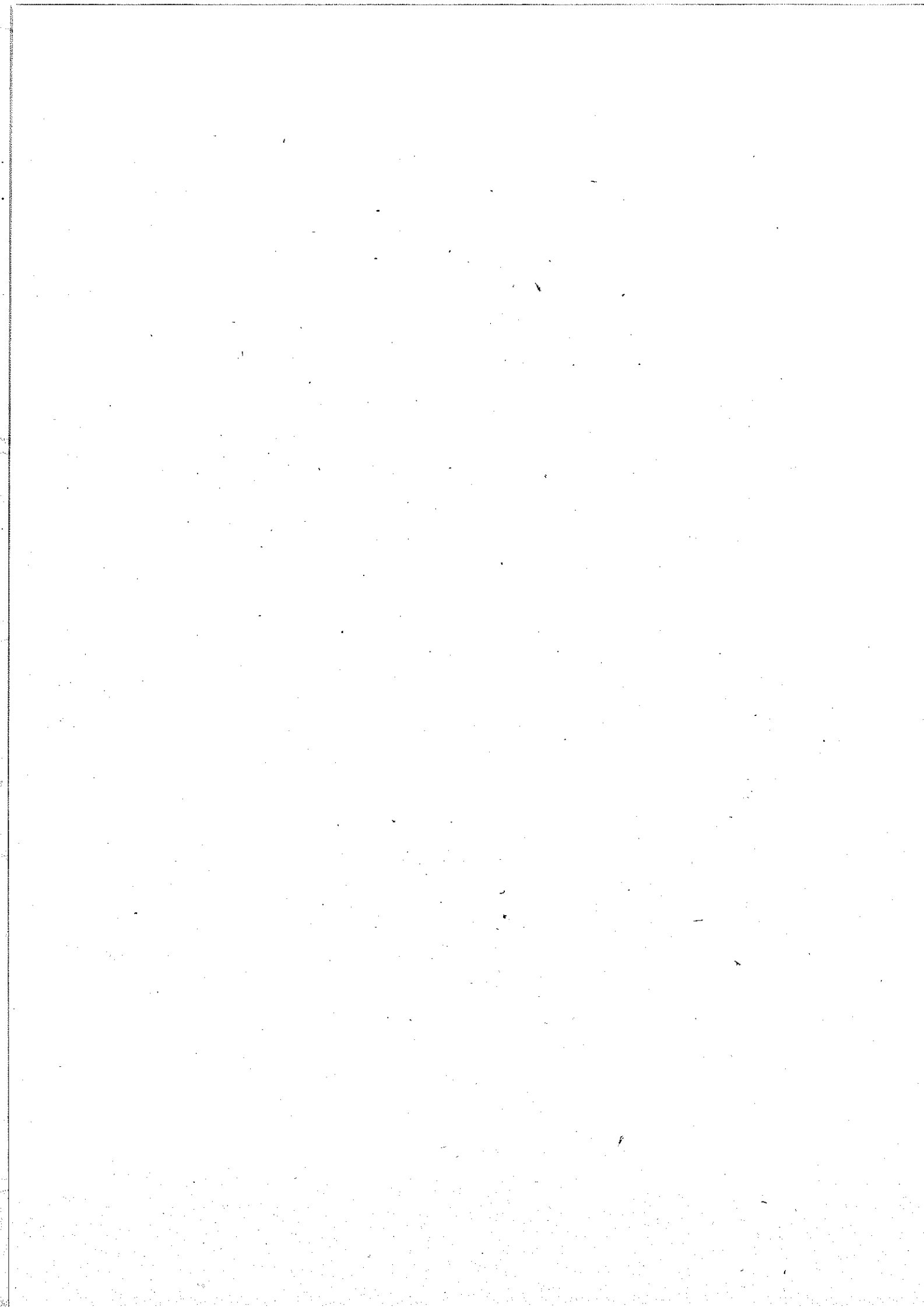
**Endorsement For Deed Number : I - 01629 of 2011**  
**(Serial No. 01538 of 2011)**

1. Shah Alam  
General Secretary, Amanat Foundation Trust, 25 Bright St, Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700017 .  
, By Profession : ----
2. Khalequr Zaman  
Director, Rkz Real Estates Pvt Ltd, 43 Hemgiri Rd South Sarania Ulberia Gawahati, Thana:-PALTAN BAZAR, District:-Kamrup, ASSAM, India, P.O. :- Pin :-781007 .  
, By Profession : ----  
Identified By Ayub Ali Mondal, son of Din Mohammad Mondal, Kandarpapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia , By Caste: Muslim, By Profession: ----

**( Dulal Chandra Saha )**  
**DISTRICT SUB-REGISTRAR-IV**



**( Dulal Chandra Saha )**  
**DISTRICT SUB-REGISTRAR-IV**





**AMANAT FOUNDATION TRUST**, having its registered office at 25, Bright Street, P.S. Karaya, Kolkata - 700 017, represented by its Trustee and General Secretary **MD. SHAH ALAM**, son of Late Sk. Sabed Ali, residing at 25, Bright Street, P.S. Karaya, Kolkata - 700 017, hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and assigns) of the **ONE PART**.

**A N D**

**RKZ REAL ESTATES PVT. LTD.**, a Private Limited Company, incorporated under the Indian Companies Act, 1956, having its registered office at 43, Hemgiri Road, South Sarania, Ulubari, Guwahati - 781007, P.S. Paltan Bazar, District Kamrup, Assam, represented by one of its Director **KHALEOUR ZAMAN**, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

**W H E R E A S** One Sahajaddin Mondal was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of sali land measuring 48 decimals comprised in Dag No.4017, out of which 28 decimals in R.S. Khatian No.945 and 20 decimals in R.S. Khatian No.1724 situated at Mouza - Barhans Fartabad, J.L.No.47, Pargana - Medanmalla, under Touzi No.109, at

1/1/2022



*[Handwritten signature]*

Registrar-IV  
Bhawanipatna, Alipore,  
Registrar U/S 7 (2) of  
Registration Act 1908  
3 Jan 2011

present lying within the limits of the Rajpur Sonarpur Municipality, Ward No.28, under P.S. Sonarpur, in the District of 24-Parganas, since South 24-Parganas, by paying the usual rents and taxes to the authorities concerned and his name was recorded in the finally published Revisional Settlement Records of Rights as the absolute owner thereof.

**AND WHEREAS** the said Sahajuddin Mondal by a Deed of Sale, dated 16.6.1969, registered in the office of Sub-Registrar at Sonarpur and recorded in Book No.I, Deed No.938 for the year 1969, sold, transferred and conveyed a portion of the said land measuring 6 decimals comprised in Dag No.4017 appertaining to R.S. Khatian No.945, situated at said Mouza - Barhans Fartabad, morefully described in the schedule hereunder written unto and in favour of one Year Ali Laskar for a valuable consideration mentioned therein.

**AND WHEREAS** by a Deed of sale, dated 19.12.1963, registered in the office of Sub-Registrar at Baruipur and recorded in Book No.I, Deed No.12519 for the year 1963, the said Sahajaddin Mondal further sold transferred and conveyed a portion of the said land measuring  $3\frac{1}{4}$  decimals comprised in Dag No.4017 under R.S. Khatian No.1724, situated at Mouza - Barhans Fartabad, unto and in favour of one Sri Nadiar Chand Pal for a valuable consideration mentioned therein.

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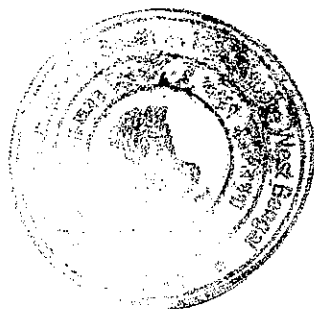
District Sub-Registrar-IV  
South West Parganas, Alipore.  
Registrar U/S 7 (2) of  
Registration Act 1908  
- 8 MAR 2011

**AND WHEREAS** the said Sahajaddin Mondal by an another Deed of Sale, dated 13.05.1968, registered in the office of Sub-Registrar at Baruipur and recorded in Book No.I, Deed No.777, for the year 1968, sold, transferred and conveyed another portion of the said land measuring 16 decimals comprised in Dag No.4017 out of which 6 decimals in R.S. Khatian No.945 and 10 decimals in R.S. Khatian No.1724, situated at said Mouza Barhans Fartabad, morefully described in the Schedule hereunder written unto and in favour of one Haran Ali Laskar, for a consideration mentioned therein.

**AND WHEREAS** while the said Sahajaddin Mondal was enjoying and possessing the balance land, died intestate leaving behind him surviving his three sons namely Golam Bari Mondal, Ashraf Ali Mondal and Piar Ali Mondal and one wife namely Jangali Bibi and three daughters namely Jabeda Bibi, Manijan Bibi and Hajari Bibi alias Harani Bibi, who jointly inherited the said balance and/or retained land left by the said deceased Sahajaddin Mondal as per the Sunni School of Mohammedan Law, of Succession.

**AND WHEREAS** by a Deed of Conveyance, dated 19.2.1970, registered in the office of Sub-Registrar at Sonarpur and recorded in Book No.I, Deed No.434 for the year 1970, the said Year Ali Laskar sold, transferred and conveyed his

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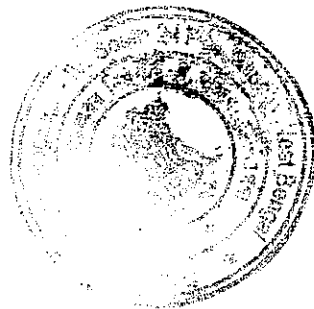
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District Sub-Registrar-IV  
South 24 Parganas, Alipore.  
Registrar U/S 7 (2) of  
Registration Act 1908  
3 MAH 2011

purchased land measuring 6 decimals comprised in Dag No.4017 under R.S. Khatian No.945, situated at said Mouza Barhans Fartabad, morefully described in the Schedule hereunder written unto and in favour of one Deen Mohammad Mondal, son of Late Belat Ali Mondal for a valuable consideration mentioned therein.

**AND WHEREAS** the said Nadiar Chand Pal also sold, transferred and conveyed his aforesaid purchased land measuring 03¼ decimals in Dag No.4017 under R.S. Khatian No.1724, at said Mouza Barhans Fartabad, more particularly mentioned in the Schedule hereunder written, unto and in favour of said Deen Mohammad Mondal is under a Deed of sale, dated 10.1.1970, registered at Sub-Registry office, Sonarpur and recorded in Book No.I, Deed No.58 for the year 1970.

**AND WHEREAS** the said Haran Ali Laskar jointly with the legal heirs and successor of said deceased Sahajaddin Mondal, namely Hajari Bibi alias Harani Bibi, sold their respective land altogether measuring 33 decimals (16 decimals of land of Haran Ali Laskar and 17 decimals of land of Hajari Bibi who acquired the same by way of inheritance), in Dag No.4017 out of which 13 decimals in R.S. Khatian No.945 and 20 decimals in R.S. Khatian No.1724, at said Mouza Barhans Fartabad, morefully described in the



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Director of Companies - IV  
Registrar U/S 7 (2) of  
Registration Act 1908  
3 MAR 2011

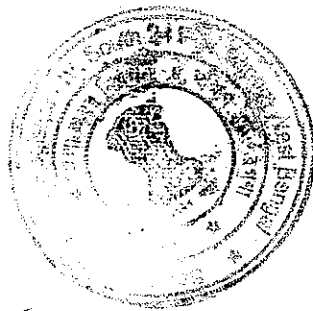


21  
Schedule hereunder written by a deed of sale, dated 16.12.1969, registered at Sub-Registry office at Sonarpur and recorded in Book No.I, Deed No.2456 for the year 1969, unto and in favour of said Deen Mohammad Mondal for a valuable consideration mentioned therein.

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**AND WHEREAS** the remaining legal heirs of said deceased Sahajaddin Mondal, namely Golam Bar Mondal, Ashraf Ali Mondal, Piar Ali Mondal, Jangali Bibi, Jabeda Bibi and Manijan Bibi jointly sold, transferred and conveyed the land measuring  $5\frac{1}{4}$  decimals in Dag No.4017 out of which 3 decimals in R.S. Khatian No.945 and  $2\frac{1}{4}$  decimals in R.S. Khatian No.1724, situated at said Mouza Barhans Fartabad, morefully mentioned in the Schedule hereunder written, by a Deed of Conveyance, dated 19.2.1970, registered in the office of Sub-Registrar at Sonarpur and recorded in Book No.I, Deed No.436 for the year 1970, unto and in favour of said Deen Mohammad Mondal for a valuable consideration contained therein.

**AND WHEREAS** by way of purchase under several deeds of conveyance, as stated hereinabove, the said Deen Mohammad Mondal became the owner of said land measuring 48 decimals comprised in Dag No.4017 in R.S. Khatian Nos.945 and 1724 at said Mouza Barhans Fartabad, morefully mentioned in the Schedule hereunder written.

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District Sub-Registrar-IV  
South 24 Parganas, Alipore.  
Registrar U/S 7 (2) of  
Registration Act 1908  
- 3 MAR 2011

**AND WHEREAS** by an Agreement for sale, dated 14.11.1995, made between the said Deen Mohammad Mondal and M/s. Gulmohar Land & Housing Development Company, having its office at 24-C, Bright Street, Kolkata - 700 017, wherein the said Deen Mohammad Mondal agreed to sell the said land to said Company and/or its nominee or nominees and confirmed inter alia tight to negotiate with any intending purchaser or purchasers and divided the said land into several small plots by preparing a lay-out plan.

**AND WHEREAS** the said Company namely M/s. Gulmohar Land & Housing Development Company formulated a Scheme Plots for the residential purpose under the name and style of Gulmohar Park upon developing the said land in various aspect.

**AND WHEREAS** by a Deed of Sale, dated 23.06.1999, made between said Deen Mohammad Mondal as the Vendor and said M/s. Gulmohar Land and Housing Development Company as the Developer/ Confirming Party and the Vendor herein therein referred to as the Purchaser, and the said Deen Mohammad Mondal sold, transferred and conveyed ALL THAT a piece and parcel of land measuring 20 decimals equivalent to 12 Cottahs be the same a little more or less out of said 48 decimals in Dag No.4017 appertaining to R.S. Khatian No.945 and 1724, situated at said Mouza Barhans Fartabad,

9-11-95



Dist. by  
Registrar U/S 7 (2) C.  
Registration Act 1908  
- 3 MAR 2011

being marked and identical as Plot No.NA-3, under Phase -I, of Gulmohar Park, morefully described in the Schedule hereunder written, unto and in favour of the Vendor herein and the said M/s. Gulmohar Land and Housing Development Company confirmed the said sale made by the said Deen Mohammad Mondal unto the Vendor herein and the said Deed was registered in the office of District Sub-Registrar-IV, Alipore and recorded in Book No.I, Volume No.27, Pages from 1088 to 1105, Deed No.4665, for the year 2003.

**AND WHEREAS** after such purchase, the Vendor herein got its name mutated in the office of the District Collector, (B.L. & L.R.O. concerned) in respect of the said land and the said land vide Mutation case No.847/10 dated 17-02-2011.

**AND WHEREAS** the Vendor herein is in peaceful and uninterrupted possession of the said land measuring 12 Cottahs be the same a little more or less equivalent to 20 decimals and exercising the ownership right, title and interest thereto and free from all encumbrances,

**AND WHEREAS** for the benefit and gain of the said Amanat Foundation Trust, the Board of Trustee of the said Trust adopted a Resolution for sale a portion of the said land, in the Meeting held on 31-10-2010.

al Adh,



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District Sub-Registrar-Iv  
Parganas, Alipore.  
Registrar U/S 7 (2) of  
Registration Act 1908  
- 3 MAR 2011

**AND WHEREAS** on the basis of said Resolution, the Vendor Trust herein declared for absolute sale a portion of said land measuring 7 Cottahs be the same a little more or less out of 12 Cottahs equivalent to 20 decimals, morefully described in the Schedule hereunder written, free from all encumbrances at a total price or consideration of Rs.14,00,000/- (Rupees fourteen lacs) only and the Purchaser herein agreed to purchase the said land at the said consideration after being satisfied with right, title and interest therein.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.14,00,000/- (Rupees fourteen lacs) only being the full consideration money of the said land, well and truly paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Vendor doth hereby acquit, release and forever discharge the Purchaser as well as the said land hereby sold) the Vendor doth hereby grant, transfer, convey, sell, assign and assure unto the Purchaser ALL THAT piece and parcel of sali land measuring 7 (Seven) Cottahs be the same a little more or less out of 20 decimals being Plot No. NA-3, under Phase-I, situated at Mouza Barhans Fartabad,

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District Sub-Registrar-  
South 24 Parganas, Alipore.  
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- 3 MAR 2011



J.L.No.47, Pargana Medanmolla, Touzi No.109, comprised in Dag No.4017 appertaining R.S. Khatian Nos.945 and 1724, at present lying within the limits of the Rajpur Sonarpur Municipality, Ward No.28, under P.S. Sonarpur, Sub-Registry office/A.D.S.R at Sonarpur, in the District of South 24-Parganas, morefully described in the Schedule hereunder written and shown and delineated in the map or plan annexed hereto and depicted with RED border line and/or **HOWSOEVER OTHERWISE** the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all paths, passages, ways, sewers, drains, ditches, hedges, bushes, water, water-courses and other former and ancient rights lights, liberties, easements, appendages and appurtenances whatsoever of the said land and hereditaments belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and all the rents, issues and profits hereof **AND** all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land and every part thereof **AND** all the deeds, pattahs, muniments, writings, evidence of title whatsoever relating to or concerning the said land and every part thereof

② 402



District Sub-Registrar-Iv  
South 24 Parganas, Alipore,  
Registrar U/S 7 (2) of  
Registration Act 1908  
= 3 MAR 2011

which now are or hereafter may be in the custody, power, control or possession of the Vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto and to the Purchaser absolutely and forever free from all encumbrances.

**AND THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER** as follows:-

That Notwithstanding any act, thing, deed, matters, whatsoever made done, executed or knowingly suffered to the contrary the Vendor now has good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land and hereditaments hereby sold or expressed or intended so to be unto and to the use of the said Purchaser in the manner aforesaid and delivered vacant possession of the said land and hereditaments simultaneously with the execution of these presents.

**AND** the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and every part thereof, having right to sell, transfer or otherwise alienate the same and pay the rents and taxes to the Rajpur Sonarpur Municipality and the District Collector (B.L. & L.R.O. concerned) upon getting its name mutated in those authorities and receive the rents, issues and profits thereof without any lawful eviction interruption, claim and

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**District Sub-Registrar-IV**  
**24 Parganas, Alipore.**  
**Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**- 3 MAR 2011**

demand whatsoever of the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of its predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the Purchaser indemnified from or against all charges, estates, encumbrances, created by the Vendor or any its predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

**FURTHER** the Vendor and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the cost and request of the Purchaser, do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land and every part thereof to and unto the said Purchaser as shall or may be reasonably required.

The Vendor also declares that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, liens, lispensens or any attachment. The said land has not been acquired nor

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*[Handwritten signature]*

District Sub-Registrar-Iv  
South 24 Parganas, Alipore,  
Registrar U/S 7 (2) of  
Registration Act 1908  
- 3 MAR 2011

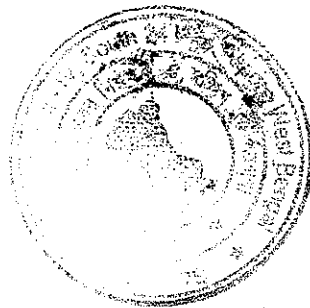
requisitioned by the Govt. or any Public body for any scheme nor the same falls under any alignment. There is no case, suit or proceeding pending before any Court of law against the said land. The Vendor sold the said land while having good and marketable title therein and free from all encumbrances.

**IF ANY** of the statements or covenants made hereinbefore by the Vendor is found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of sali land measuring 7 (Seven) Cottahs equivalent to 11.55 decimals be the same a little more or less out of 20 decimals, being Scheme Plot No.NA-3, under Phase - I, of Gulmohar Park, situated at Mouza - Barhans Fartabad, J.L. No.47, Pargana - Medenmolla, Toazi No.109, comprised in Dag No.4017 appertaining to R.S. Khatian Nos.945 and 1724, at present lying within the limits of the Rajpur Soarpur Municipality, Ward No.28, under Police Station and Sub-Registry/A.D.S.R. office at Sonarpur, in the District of South 24-Parganas, with right to take electricity, tap water, drainage etc. connection through the common passage adjacent to the said plot together with all easements rights and appurtenances thereto and the said land is clearly shown and delineated in the map or plan annexed hereto and depicted with **RED** border line therein, being butted and bounded as under:-

*Q. ADy*



✓

District Sub-Registrar-IV  
South 24 Parganas, Alipora.  
Registrar U/S 7 (2) of  
Registration Act 1908  
- 3 MAR 2011



On the North : 22'-11" wide common passage.

On the South : 24' wide existing Road.

On the East : Mouza - Kandarpapur Boalia, R.S. DAG NO 334, 335

On the West : Dag No.4016, 4015, 4014 & 4013.

The annual proportionate rent is payable to the District Collector, South 24-Parganas, for the state of West Bengal.

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

**SIGNED SEALED & DELIVERED**

**IN PRESENCE OF:-**

1. Ayub Ali Mondal  
vill - Kandarpapur Boalia, KOLKATA

*Shah Alam*

General Secretary  
AMANAT FOUNDATION TRUST

Signature of the Vendor

2. Mubarak Ahmed,  
26, South punbachal  
Hospital Road.  
Kolkata - 700078.

RKZ REAL ESTATE'S PVT. LTD.

*Khalequzzaman*  
Director

Signature of the Purchaser

*Q. Khan*

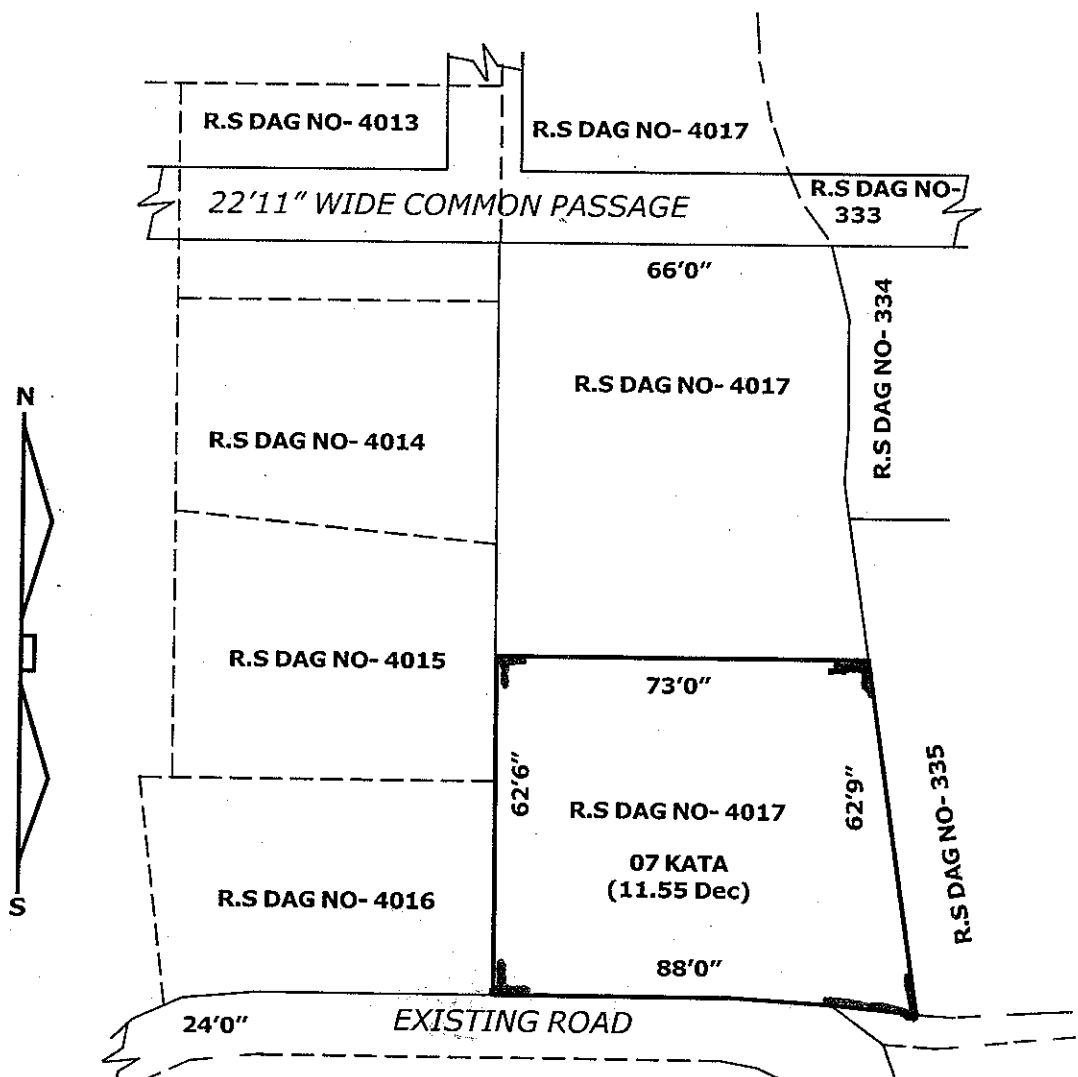


*[Handwritten signature]*

**District Sub-Registrar-Iv**  
**South 24 Parganas, Alipore.**  
**Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**- 3 MAR 2011**

THIS IS THE SITE PLAN UNDER MOUZA-BARHANS FARTABAD, J.L NO-47, P.S-SONARPUR, DIST-SOUTH 24 PARGANAS, IN WEST BENGAL. R.S KHATIAN NO-945 & 1724 R.S DAG NO-4017. TOTAL LAND 48, SOLD AREA 11.55 DECIMAL, OR (07 KATHA 00 CHATAK, 00 SFT) SHOWN IN RED BORDER.

SCALE.....



*Biswas*  
02/03/2011

**ASHOKE KUMAR BISWA**  
Vill. Chinipukur, P.O. Sonapur  
P.S. Bhangar, South 24 Pgs  
Senior Surveyor & Building Planner  
Levelling and Theodolite  
Regd. No. 573

RKZ REAL ESTATE'S PVT. LTD.

*Khalidur Zaman*  
Director

SIGNATURE OF  
PURCHASER

**DRAWING BY-**  
**ASHOKE KUMAR BISWAS**  
REGD NO-523  
VILL-CHINIPUKUR P.O- SHONEPUR  
P.S- KASHIPUR - MO- 9734524322.

*Shah Alam*  
General Secretary  
AMANAT FOUNDATION TRUST

SIGNATURE OF THE VENDORS-



District Sub-Registrar-IV  
South 24 Parganas, Alipore,  
Registrar U/S 7 (2) of  
Registration Act 1908  
- 3 MAR 2011

**MEMO OF CONSIDERATION**

**RECEIVED** from the within named Purchaser the within mentioned sum of Rs.14,00,000/- (Rupees fourteen lacs) only being the full consideration money of the Schedule mentioned land, paid by the Purchaser in the following manner:-

Date	Cheque No./ Cash	Bank/ Branch	Amount Rs. P.
10-01-11	Cash	-----	2,00,000.00
28-02-11	354209	Axis Bank, Poltan Bazar	7,00,000.00
3-03-11	354211	Axis Bank	5,00,000.00
		Total	14,00,000.00

(Rupees fourteen lacs only)

**WITNESSES:-**

1. *Azubo Ali Mondal*

2. *Mobeen Ahmed*

*Shah Alam*  
Mutual Secretary  
MADRAS FOUNDATION

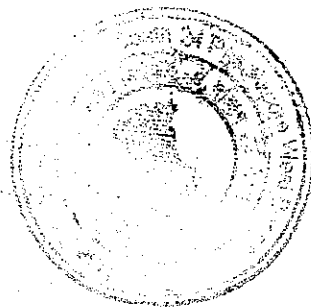
Signature of the Vendor

Drafted by me :

*Kamalendu Chakraborty*  
KAMALENDU CHAKRABORTY  
Advocate, Alipore Police Court  
Enrolment No. F/1359/1346  
25-08-1981

Computer Print by;

Alipore Police Court, Kolkata - 27.




**District Sub-Registrar-IV**  
**South 24 Parganas, Alipore,**  
**Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**05 MAR 2011**

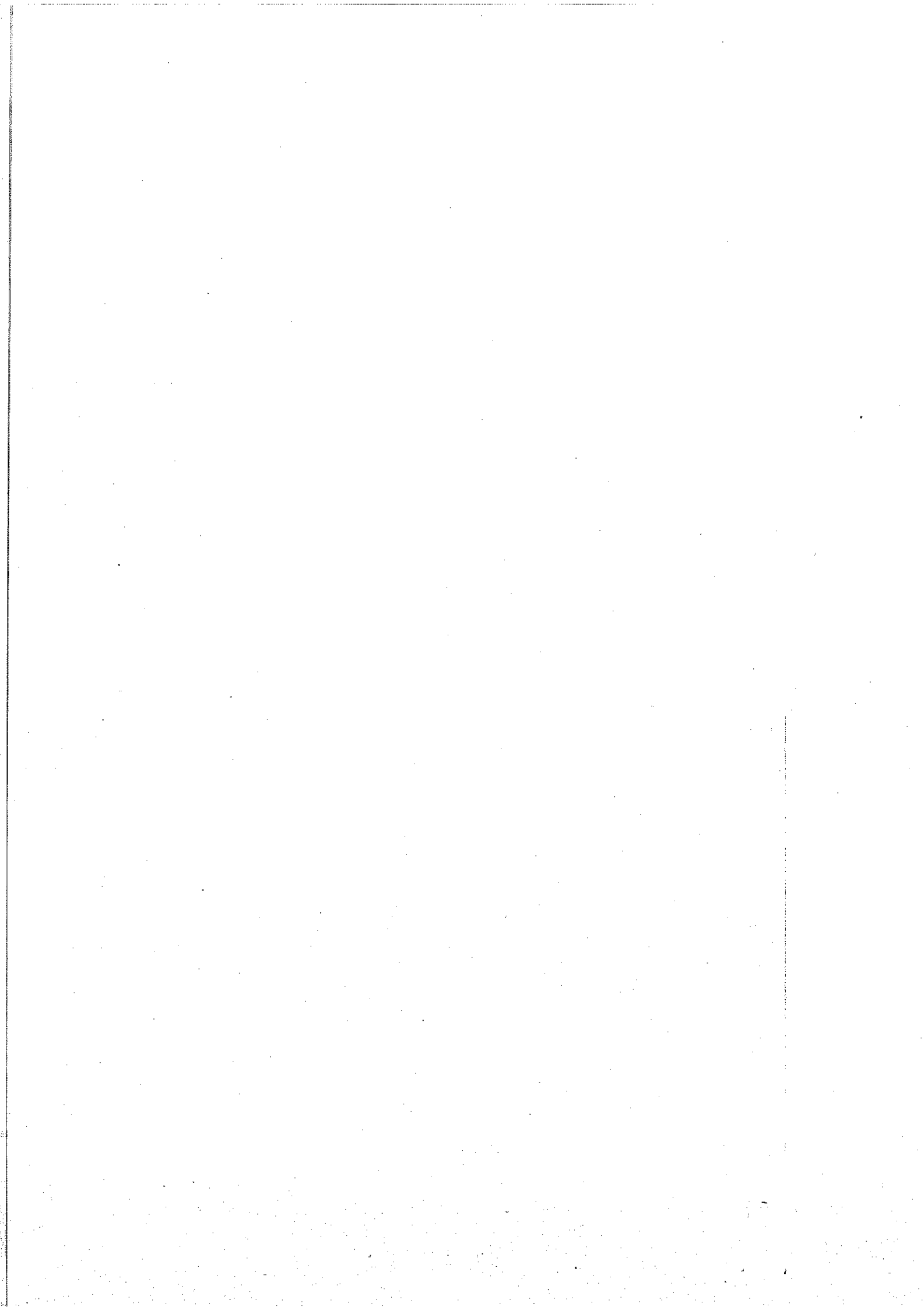
OFFICE OF THE DISTRICT SUB-REGISTRAR, ALIPORE, SOUTH 24 PARGANAS DISTRICT, WEST BENGAL.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 1783 to 1804  
being No 01629 for the year 2011.



  
(Dulal Chandra Saha) 03-March-2011  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal




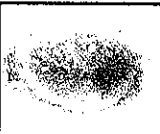
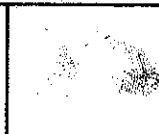
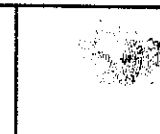

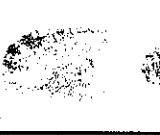

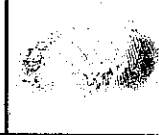
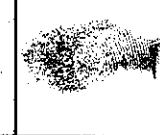




		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					











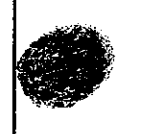
Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ...RKZ REAL ESTATE'S PVT. LTD.

Signature *Khalid Zaman*  
Director

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature *Shah Alam*

General Secretary  
AMANAT FOUNDATION TRUST

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

*QADV*



District Sub-Registrar-IV  
South 24 Parganas, Alipore,  
Registrar U/S 7 (2) of  
Registration Act 1908  
- 3 MAR 2011