

0799/10

Mainikpur File - 4

T-8289/11



17/11/11
 at 5.10 PM.
 17-11-2011

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 457109

v/c no - 1487/2011

3(1) - 250/-
 32 - 200/-

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]
 Sub-Registrar
 Mainikpur, A.P.
 Registration Act 1908
 18 NOV 2011

THIS INDENTURE made this 17th day of November Two Thousand Eleven

Mainikpur

क्रिमिक नं० 1276 सो.०० मूला 22/7/77 तार

22/7/77

क्रिेतार नाम BAPI DAS
साहि ADVOCATE
मांडज Allpore Police Court
कोट 27

के: [Signature]
डेकारे [Signature]
कारमओहारवार देओयानी आदालत. नं. 28 परवरा

- Kamal uddin Molla

Handwritten text in Devanagari script, partially obscured.



2941

- Kamal uddin Molla
As constituted Allymy
of Sabulal Pezada



प्रमोडिजिड
JALUN SINGHANIA
S/o. SRI B.N. SINGHANIA
36/1A, Gyan Road
Kot-20
Service.

Stamp with date: 17 NOV 2011



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

Endorsement For Deed Number : I - 08289 of 2011
(Serial No. 07926 of 2011)

On

Payment of Fees:

On 17/11/2011

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.-209737/-

Certified that the required stamp duty of this document is Rs.- 12594 /- and the Stamp duty paid as: Impresive Rs.- 50/-

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

Presented for registration at 17.10 hrs on :17/11/2011, at the Private residence by Kamal Uddin Molla ,Executant.

Executed by Attorney

Execution by

1. Kamal Uddin Molla, son of Lt. Khorshed Molla , Manikpur Nath Musalman Para, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Muslim By Profession: ----,as the constituted attorney of Babulal . alias Baburali Peyada is admitted by him.

Identified By Arun Singhania, son of B.n Singhania, 36/1a Elgin Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 , By Caste: Hindu, By Profession: Service.

(Smritikana Panda)
DISTRICT SUB-REGISTRAR-IV

On 18/11/2011

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.

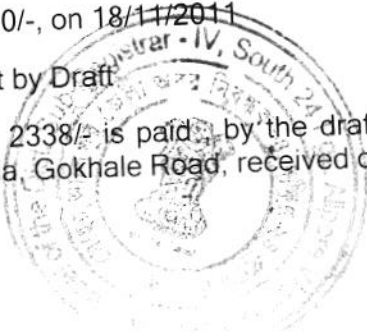
Payment of Fees:

Amount By Cash

Rs. 0/-, on 18/11/2011

Amount by Draft

Rs. 2338/- is paid by the draft number 672687, Draft Date 17/11/2011, Bank Name State Bank of India, Gokhale Road, received on 18/11/2011



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2

18/11/2011 16:53:00

✓



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

Endorsement For Deed Number : I - 08289 of 2011
(Serial No. 07926 of 2011)

(Under Article : A(1) = 2299/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 18/11/2011)

Deficit stamp duty

Deficit stamp duty Rs. 12594/- is paid, by the draft number 672686, Draft Date 17/11/2011, Bank Name State Bank of India, Gokhale Road, received on 18/11/2011

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

18/11/2011 16:53:00

h

BETWEEN BABULAL alias BABURALI PEYADA, son of late Javed Peyada alias Javedali Peyada, by faith Muslim, residing at Manikpur, Nath Musalman Para, P.O-Harinavi, P.S-Sonarpur, District-South 24 Parganas, represented by his constituted attorney namely Kamal Uddin Molla, son of Late Khorshed Molla, residing at Manikpur, Nath Musalman Para, P.O-Harinavi, P.S-Sonarpur, District-South 24 Parganas hereinafter referred to as the **VENDOR**, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**

AND

KYAL RESIDENCY PRIVATE LIMITED, a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at 36/1A Elgin Road, Kolkata 700020, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **OTHER PART**:

WHEREAS :

- A. One Jaynal Peyada, Aynal Peyada, Babulal Peyada and Marijan Bibi were seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land measuring about 6.5 decimal out of entire 13 decimal of land in R.S. Dag No. 520 under R.S. Khatian No. 229, situate and lying at Mouza Manikpur, J.L.No.77, Police Station Sonarpur, Pargana



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South 24 Education Authority
17 NOV 2011

Magura, R.S No. 226, Touzi No. 412 in the District of South 24 Parganas.

- B. The said Marijan Bibi died intestate on 9th October, 2006 leaving him surviving her three sons namely Aynal Peyada, Jaynal Peyada and Babulal Peyada as her only legal heirs who inherited her share in the said R.S./L.R. Dag No. 520 under L.R. Khatian No. 570 situate and lying at Mouza Manikpur, J.L.No.77, Police Station Sonarpur, Pargana Magura, R.S No. 226, Touzi No. 412 in the District of South 24 Parganas.
- C. Thus the said Babulal Peyada, Vendor herein became the absolute owner of All That the undivided and undemarcated piece and parcel of land measuring 2.17 Decimal out of the entire 13 Decimal of land in R.S./L.R. Dag No. 520 under L.R. Khatian No. 470 and 570 situate and lying at Mouza Manikpur, J.L.No.77, Police Station Sonarpur, Pargana Magura, R.S No. 226, Touzi No. 412 in the District of South 24 Parganas, hereinafter referred to as **the said land**.
- D. The Vendor has agreed to sell and the Purchaser has agreed to purchase the said land free from all encumbrances, charges, liens, lispens, acquisition, requisition, attachments, trust of whatsoever nature at and for the consideration of **Rs. 2,09,737/- (Rupees Two Lakh Nine Thousand Seven Hundred Thirty**



17 NOV 2011

Seven only) more fully and particularly mentioned and described in the **SCHEDULE** hereunder written.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of **Rs. Rs. 2,09,737/- (Rupees Two Lakh Nine Thousand Seven Hundred Thirty Seven only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land the Vendor doth hereby grant, transfer, convey, assign and assure unto and in favour of the Purchaser All That the undivided and undemarcated piece and parcel of land measuring 2.17 Decimal out of the entire 13 Decimal of land under L.R. Khatian No. 470 and 570 situate and lying at Mouza Manikpur, J.L.No.77, Police Station Sonarpur, Pargana Magura, R.S No. 226, Touzi No. 412 in the District of South 24 Parganas and more fully and particularly described in the **Schedule** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as "**the said land**") **OR HOWSOEVER OTHERWISE** the said land or any part thereof is now or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof



17 NOV 2011

or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor unto and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now and or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom it may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby granted and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or his predecessor or predecessors-in-interest done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without in any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in himself good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and for the use of the Purchaser in the manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for it **AND** that free and clear and freely and clearly



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KARNATAKA GOVT. SECRETARIAT
BANGALORE
17 NOV 2011

absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for it **AND** the Vendor 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 whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the undivided and undemarcated piece and parcel of land 2.17 Decimal out of the entire 13 Decimal of land in R.S./L.R. Dag No. 520 under L.R. Khatian No. 470 and 570 situate and lying at Mouza Manikpur, J.L.No.77, Police Station Sonarpur, Pargana Magura, R.S No. 226, Touzi No. 412 in the District of South 24 Parganas and the entire dag is delineated in the map or plan annexed hereto and bordered in colour Red thereon and butted and bounded as follows:

ON THE NORTH : Road 67T
ON THE SOUTH :By R.S/L.R Dag No. 519
ON THE EAST :By R.S/L.R Dag No. 543 (Part) 544 (Part)
ON THE WEST :By R.S/L.R Dag No. 512



Sub-Division - IV
Alipore, District
South 24 Pgs. of
West Bengal
17 NOV 2011

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand and seal on the day month and year first above written.

SIGNED SEALED AND

DELIVERED by the within-named

Vendor at Kolkata in the presence of:

1. Anirbanil Sinha Roy
36/1A Elgin Road
Kolkata - 700020

2. Anirbanil Sinha Roy
36/1A, Elgin Road
Kolkata - 20.

Kamrul Uddin Molla
As constituted Attorney
of Babulal Pedya

Drafted by me

Romit Chatterjee

Advocate

Alipore Police Court

Calcutta - 700027.



17 NOV 2011
REGISTRATION ACT 1908
REGISTRATION OFFICE
ALKHET, ALKHET
M.P.

RECEIVED of and from the
 within- named Purchaser the
 within-mentioned sum of **Rs. 2,
 09,737/- (Rupees Two Lakh
 Nine Thousand Seven Hundred
 Thirty Seven only)** being the full
 consideration money as per
 Memo below:-

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>NAME OF BANK</u>	<u>AMOUNT</u>
17/11/2011	643970	Punjab & Sind Bank	Rs. 2, 09,737/-

Rs. 2, 09,737/-

(Rupees Two Lakh Nine Thousand Seven Hundred Thirty Seven only)

Kanahuddin Malla
 As-constituted Attorney
 of Babulal Peyada

WITNESSES :

VENDOR

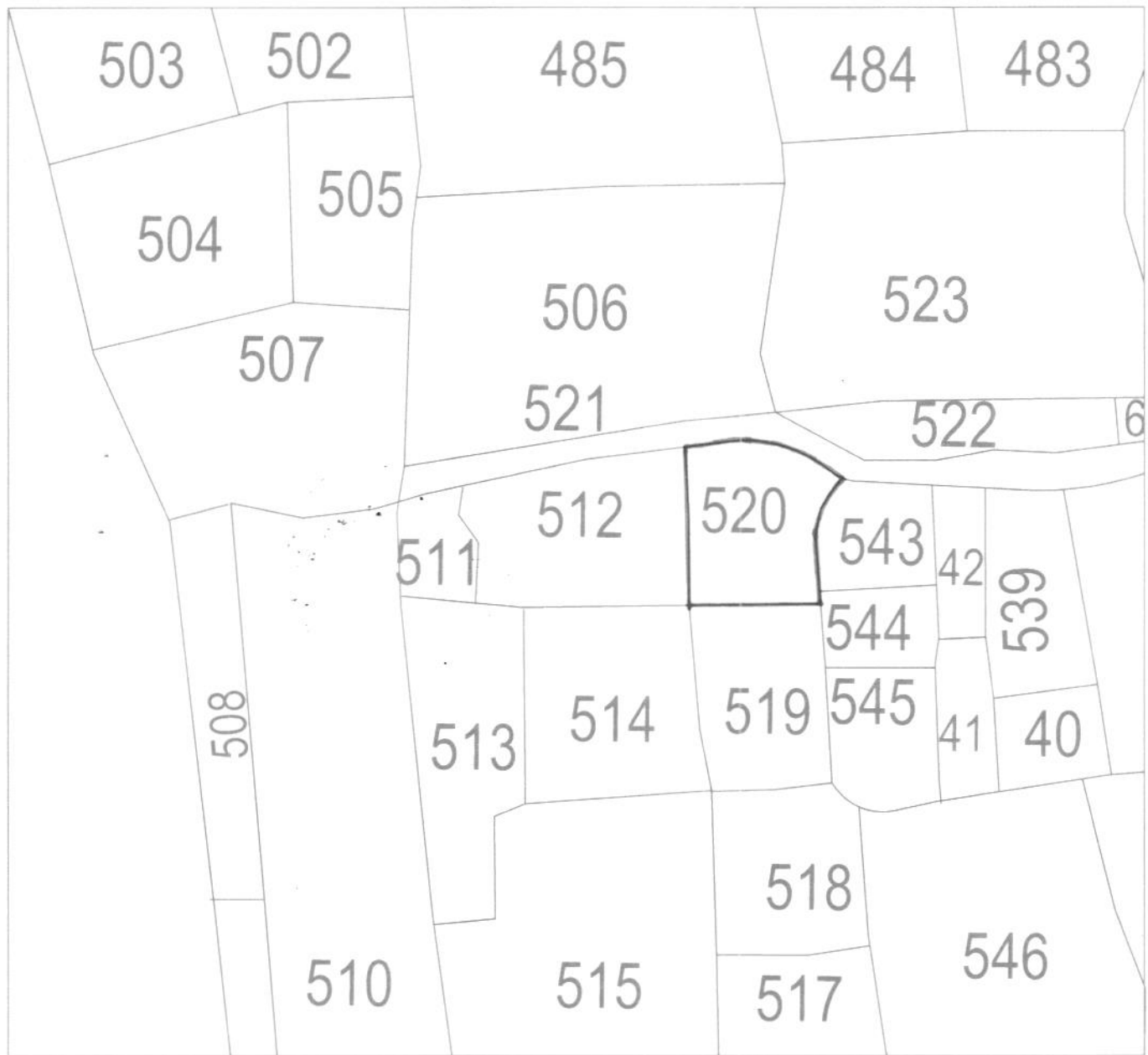
1. Indranil Sinha Ray
 36/1A Elgin Road
 Kolkata - 700 020
2. Anand Singh
 36/1A, Elgin Road.
 Kol-20



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Alberta Register - IV, South 24 95
17 NOV 2011



SITE PLAN OF R.S./L.R. PLOT NO:- 520,
J.L. NO.:-77, MOUZA- MANIKPUR, P.S. :- SONARPUR
DIST.:-24 PARGANAS (SOUTH)














PORTION TO BE CONVEYED
SHOWN IN RED BORDER

*Kamaluddin Molla
As-constituted Attorney
of Babulal Poyada*














Registrar - IV, South 24 Pgs. Alipore West Bengal
Seal of the Registrar
17 NOV 2011

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name... *Vinod Kumar Atharwal*

Signature..... *V. K. Atharwal*

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

Name.....

Signature..... *Kamaluddin Mulla*

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

Name.....

Signature.....

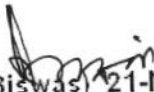


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Sub-Registrar IV
South 24 Parganas, Alipore,
Registrar of Companies
West Bengal
17 NOV 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 27
Page from 4430 to 4443
being No 08289 for the year 2011.




(Ashoke Kumar Biswas) 21-November-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal