

01541

I-1692/11

FILE NO-04



पश्चिम बंगाल WEST BENGAL

43AA 412444

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-II
 South 24 Parganas, Alipore.
 Registrar U/S 7 (2) of
 Registration Act 1908
 - 4 MAR 2011

[Signature] 250.00
[Signature] 300.00
 550.00
[Signature] 2/3/11
[Signature]

2/3/2011
250.00
300.00
550.00

THIS indenture made this 3rd day of March Two Thousand Eleven BETWEEN (1) GOLAM HOSSAIN SEKH (2) ILIYAS SEKH both sons of Late Menajaddi Sekh by faith Muslim, by occupation agriculturist residing at Village Bade-Hooghly, Chandpur, PO Malancha Mahinagar P.S Sonarpur District 24 Parganas(South) (3) MEHERJAN MONDAL, wife of Mokhtar Ali Mondal (4) MALEKJAN DEOYAN, wife of Sovan Deoyan (5) MARJINA LASKAR, wife of

81048

SAMIK BAGCHI
Advocate
Allpore Judges Court, Kol-27

11, Park Street, Calcutta-700016
Tel: 22122-22123

01 DEC 2010

Notary Stamp Vendor,
H. SARKAR

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Handwritten text in Bengali script, likely a legal notice or affidavit



District Sub-Registrar-I
South 24 Parganas, Allpore
Registrar U/S 7 (a) of
Registration Act 1908
29 JAN 2011

Handwritten address:
ARUN SINGHANNI
S/o. Sri Baijnath Singh Ann.
Service.
26/A, Cecyer Road,
Calcutta-20.



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

Endorsement For Deed Number : I - 01697 of 2011
(Serial No. 01541 of 2011)

On

Payment of Fees:

On 03/03/2011

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

Presented for registration at 16.55 hrs on :03/03/2011, at the Private residence by Kamaluddin Molla ,Executant.

Executed by Attorney

Execution by

1. Kamaluddin Molla, son of Lt. Khorshed Ali Molla , Manikpur, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Harinavi By Caste Muslim By Profession: Business,as the constituted attorney of 1. Golam Hossain Sekh 2. Iliyas Sekh 3. Meherjan Mondal 4. Malekjan Deoyan 5. Marjina Laskar is admitted by him.

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

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 04/03/2011

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. 4428/-, on 04/03/2011

(Under Article : A(1) = 4389/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 04/03/2011)

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.-400000/-

Certified that the required stamp duty of this document is Rs.- 24010 /- and the Stamp duty paid as: Impressive Rs.- 10/-

Deficit stamp duty

Deficit stamp duty Rs. 24010/- is paid, by the draft number 134675, Draft Date 03/03/2011, Bank Name State Bank of India, GOKHALE ROAD, received on 04/03/2011



(Dulal Chandra Saha)
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 - 01697 of 2011
(Serial No. 01541 of 2011)

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page 2 of 2

Nawsar Ali Laskar, all daughters of Late Menajuddi Sheikh by faith Muslim, by occupation House-wife residing at Village Bade-Hooghly, Chandpur, PO Malancha Mahinagar P.S Sonarpur District 24 Parganas(South) hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their heirs, legal representatives, executors, administrators and assigns) represented by their Constituted Attorney **Kamaluddin Molla**, son of Late Khorshed Ali Molla, by faith Muslim by occupation Business, residing at Village Manikpur, PO Harinavi, P.S Sonarpur, District 24 Parganas (South), Kolkata – 700 148 of the **ONE PART**

AND

MANISHA AGARWAL, wife of Mr. Pawan Agarwal residing at 135G, S.P.Mukherjee Road, Kolkata – Kolkata -700 026 hereinafter referred to as **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART** :

WHEREAS :

- A. One Menajuddi Sekh son of late Chonuruddin Sekh was seized and possessed of and/or otherwise well and sufficiently entitled to amongst others All that the piece and parcel of land measuring 23 decimal in L.R Dag No. 502 situate lying at Mouza Manikpur, Pargana Magura J.L No.77, R.S No. 226, Touji No. 95, R.S Khatian No. 19 under ADSR Sonarpur, P.S Sonarpur, District 24 Parganas (South) hereinafter referred to as the **SAID ENTIRE LAND**.
- B. By a Bengali Kobala Dated the 7th day of February, 1964 made between the said Menajuddi Sekh therein referred to as the Vendor of the one part




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- 3 MAR 2011

and Radha Rani Roy therein referred to as the Purchaser of the other part and registered with the Sub Registrar Alipore in Book No. I, Volume No. 17, Being No. 277 for the year 1964 the said Menajaddi Sekh for the consideration therein mentioned sold conveyed transferred a portion of the land measuring 20 decimal out of the said entire land of 23 decimal.

- C. Thereafter by a Bengali Kobala dated 11th day of March 1978 made between the said Radha Rani Roy therein referred to as the Vendor of the one part and Bishnupada Baidya therein referred to as the Purchaser of the other part and registered with the Sub Registrar Alipore in Book No. I, Volume No. 45, Being No. 1269 for the year 1978 the said Radha Rani Roy for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the said Bishnupada Baidya all that the said 20 decimal of land out of the said entire land.
- D. Thereafter by a Sale Deed dated 14th day of December 2007 made between the said Bishnupada Baidya therein referred to as the Vendor of the one part and M/S Aungkor Tradelink Pvt. Ltd. therein referred to as the Purchaser of the other part and registered with the D.S.R – IV Alipore by Being No. 00412 for the year 2008 the said Bishnupada Baidya for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the said M/S Aungkor Tradelink Pvt. Ltd all that the said 20 decimal of land out of the said entire land.
- E. Thereafter by a Sale Deed dated 26th day of February 2010 made between the said Aungkor Tradelink Pvt. Ltd therein referred to as the Vendor of the one part and Murari Barter Private Limited. therein referred to as the Purchaser of the other part and registered with the D.S.R – IV




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Alipore in Book No.- I, Volume No. 5, Pages 5244 to 5256 Being No. 01448 for the year 2010 the said Aungkor Tradelink Pvt. Ltd for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the said Murari Barter Private Limited all that 10 decimal out of 20 decimal of land who after purchasing got their name mutated in the L.R Record of Rights in L.R Khatian No. 1326.

- F. Thereafter by another Sale Deed dated 26th day of February 2010 made between the said Aungkor Tradelink Pvt. Ltd therein referred to as the Vendor of the one part and Charulata Tie-Up Private Limited, therein referred to as the Purchaser of the other part and registered with the D.S.R – IV Alipore in Book No-I, Volume No-5, Pages 5257 to 5269, Being No. 01449 for the year 2010 the said Aungkor Tradelink Pvt. Ltd for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the said Charulata Tie-Up Private Limited the balance 10 decimal of land out of 20 decimal of land who after purchasing got their names mutated in the LR Record of Rights in L.R Khatian No.1325.

- G. The said Menajaddi Sekh was left with the balance 3 decimal out of the said entire land in Dag No. 502 situate lying at Mouza Manikpura, Pargana Magura J.L No.77 District 24 Parganas (South) and as such his name was recorded in the L.R Record of Rights in L.R Khatian No. 600 more fully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the **SAID LAND**.



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- H. The said Menajaddi Sekh died intestate leaving him surviving the vendors herein as his only legal heirs who upon his death inherited his property including the said land in their respective shares.
- I. The Vendors herein thus became seized and possessed of and/or otherwise well and sufficiently entitled to All That the said land measuring 3 decimal more or less in L.R Dag No.502 situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, L.R Khatian No. 600, in the District of 24-Parganas(South).
- J. The Vendors have agreed to sell and the Purchaser has agreed to purchase the said land in L.R. Dag No.502 free from all encumbrances, charges, liens, lispens, acquisition, requisition, attachments, trust of whatsoever nature at and for the consideration of **Rs.4, 00,000/- (Rupees Four Lacs only)**.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of **Rs.4,00,000/- (Rupees Four Lacs only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents the receipt whereof the Vendors do and each of them 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 and the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser All That the piece and parcel of balance land measuring 03 decimal(out of total area of 23 decimal in Dag) situate lying at Mouza Manikpur, J.L. No. 77, ADSR Sonarpur, Police Station Sonarpur, Pargana Magura, District – South 24-Parganas in L.R Dag No. 502, in L.R.Khatian No. 600 more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and the entire dag is delineated in the map or plan annexed



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District Sub-Registrar
South 24 Parganas
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Registration Act 1908
- 3 Mar 2011

here to and bordered in colour Red thereon **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is 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 or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into 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 are or at any time hereafter shall or may be in the possession, power or control of the Vendors 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 Vendors do and each of them doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or its predecessor or predecessors-in-interest done or executed or knowingly suffered to the contrary the Vendors are 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 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 Vendors have now in themselves 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 to the use of the Purchaser in manner aforesaid **AND** the Purchaser

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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 Vendors 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 absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendors 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 the Vendors 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 manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land containing an area of 03 decimal (out of total 23 decimal in Dag) more or less situate lying at Mouza Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, L.R. Khatian No. 600 in L.R. Dag No.502 R.S. No. 226, Touji No. 412, in the District of South 24-Parganas and the entire dag is delineated in colour **RED** in the map or plan annexed hereto and butted and bounded as follows:

- ON THE NORTH** :By R.S/L.R Dag No. 501
ON THE SOUTH :By R.S/L.R Dag No. 504(Part) and 505(Part)
ON THE EAST :By R.S/L.R Dag No. 485(Part) and 486(Part)
ON THE WEST :By R.S/L.R Dag No 503



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District Sub-Registrar-A
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- 3 MAR 2011

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.IN WITNESS WHEREOF the Vendors 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 within-named Vendors at Kolkata in the presence of:

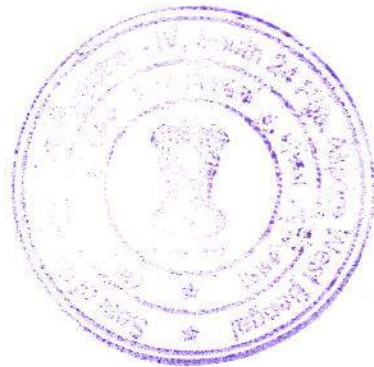
1. Ronit Chowdhury
36/1A Elgin Road
Cal-700020
2. Anind Chandra
36/1A, Elgin Road
Cal-700020

স্বাক্ষরিত ও সীলিত
কর্তৃক উপস্থিত
কর্তৃক স্বাক্ষরিত
কর্তৃক স্বাক্ষরিত
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কর্তৃক স্বাক্ষরিত

Read over and explained
in Bengali and prepared
by me

Ronit Chowdhury (RONIT CHOWDHEY)
Advocate

Alipore Police Court
Calcutta-700027.



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RECEIVED of and from the within-named Purchaser the within-mentioned sum of **Rs.4,00,000/- (Rupees Four Lacs only)** being the full consideration money as per Memo below:-

<u>DATE</u>	<u>PAY-ORDER NO.</u>	<u>NAME OF BANK</u>	<u>AMOUNT</u>
03/03/2011	By Cash		Rs. 04, 00,000/-

Total Rs. 04,00,000/- (Four Lacs)

Handwritten signature in Bengali script, likely representing the Vendor.

VENDORS

WITNESSES :

Handwritten signature of a witness.

35/1A Elgin Road

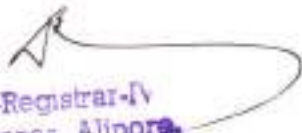
Calcutta - 700020

Handwritten signature of a witness.

35/1A, Elgin Road

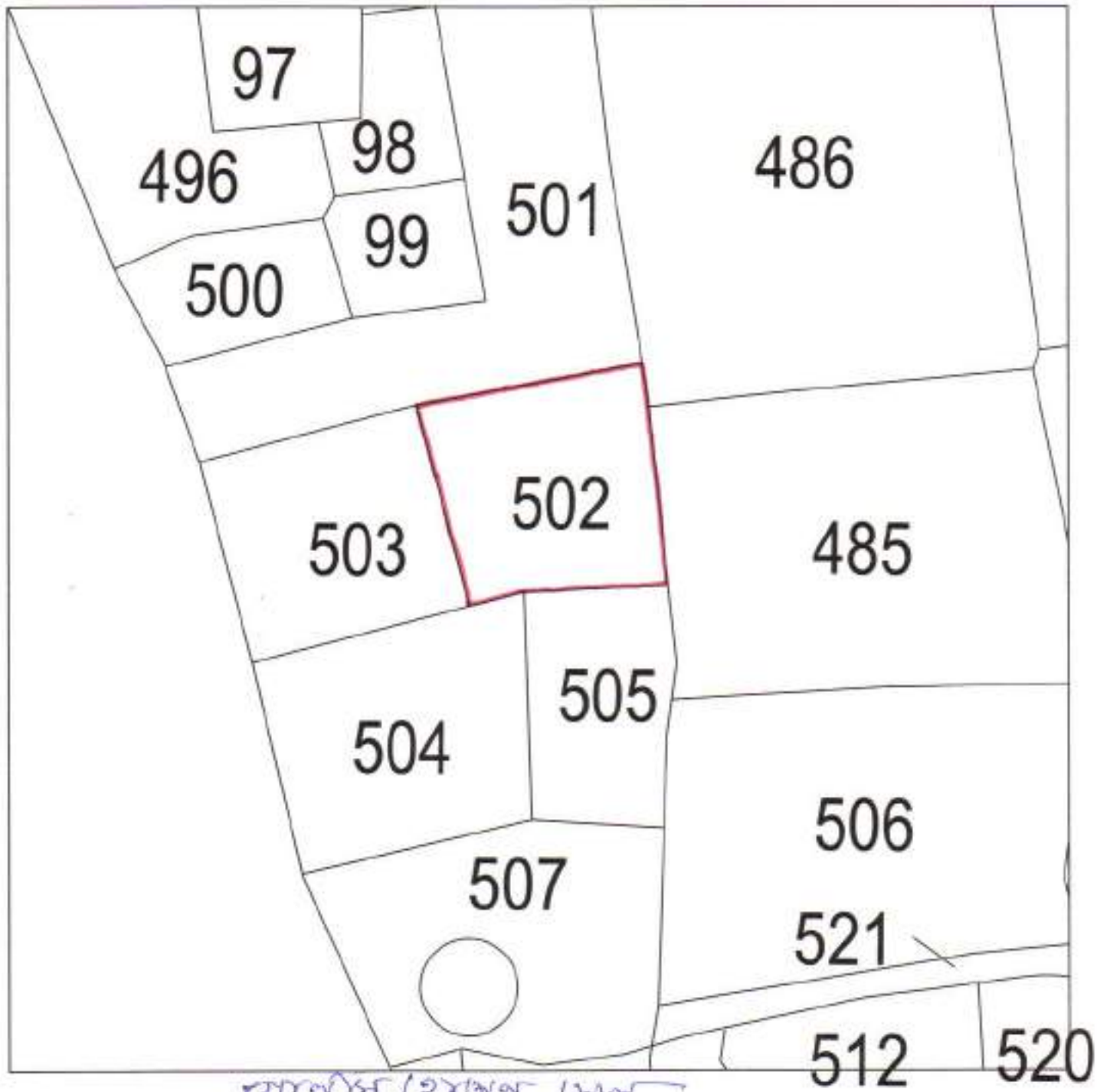
Calcutta - 700020




District Sub-Registrar-Iv
South 24 Parganas, Alipore,
Registrar U/S 7 (2) of
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DEED PLAN OF THE LR PLOT NO. 502, MOUZA MANIKPUR JL NO.77
P.S. SONARPUR, DIST. 24-PARGANA (SOUTH)

PORTION TO BE CONVEYED
SHOWN IN RED BORDER



Handwritten text in Odia script, likely providing details about the land parcels and the conveyance process. The text is written in a cursive style and includes phrases such as 'ମୌଜା (ମୁକାମ) ମାଲିକ', 'କ୍ଷେତ୍ର (କ୍ଷେତ୍ର) ମାଲିକ', 'କ୍ଷେତ୍ର (କ୍ଷେତ୍ର) ମାଲିକ', 'କ୍ଷେତ୍ର (କ୍ଷେତ୍ର) ମାଲିକ', and 'କ୍ଷେତ୍ର (କ୍ଷେତ୍ର) ମାଲିକ'.








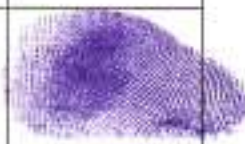





District Sub-Registrar-IV
South 24 Perganas, Alipore.
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- 3 MAR 2011

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name.....*Moniha Agarwal*.....

Signature.....*Moniha Agarwal*.....

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

Name.....


Signature.....*[Signature]*.....

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

Name.....

Signature.....





District Sub-Registrar-IV
South 24 Parganas, Alipore
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Registration Act 1908

- 3 Mar 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 2877 to 2891
being No 01697 for the year 2011.




(Dulal Chandra Saha) 07-March-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal