

supra...

2-2285

In front of 03020

भारतीय गैर न्यायिक
भारत INDIA

₹. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

55

7/5

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

850 un 2

A 321513

Additional District Sub-Registrar
Midhannagar (Salt Lake Club)

3 - MAR 2008

5 MAR 2008

Visit case No 00800/08
20 750 00
20 85 00
335 00

THIS INDENTURE

Made on this the 3rd day of March 2008

(Two Thousand Eight)

BETWEEN

নং 2301

তারিখ 19/12/07
স্বাক্ষর Sanjay Saraf

স্বাক্ষরিত নাম: Judges Court, Barasat A.M.
স্বাক্ষরিত ঠিকানা: Barasat
বিধান নগর (সল্টলেক সিটি) এ ডি.এস. আর.ও.
মোট স্টাম্প ক্রয় হার: 568000
চালান নং: 28 DEC 2007

ট্রেনারী বারাকপুর ডেভেলপমেন্ট মিতা দত্ত 568000

Sanjay Saraf
Vice



1816

Vatan Enclave Pvt. Ltd.

Sanjay Saraf
Director

Soumitra Saha
80 Lt. B.G. Saha
AA-20,
D.B. Nagar,
Kolkata-59
Service



Signature
National District Sub-Registry
Midhnapur (Salt Lake)
3 - MAR 2008

VATAN ENCLAVE PVT. LTD. a company, having its registered office at "Loharuka Niket", DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, hereinafter referred to as the VENDOR [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective executors, administrators, legal representatives, successors-in-office and/or assigns] of the ONE PART;

AND

(1) AJNA COMMERCIAL PRIVATE LIMITED, (2) CORNET VANIJYA PRIVATE LIMITED, all (Nos. 1 to 2) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (3) AZURITE BUILDERS PRIVATE LIMITED, (4) CRESCENT TIE-UP PRIVATE LIMITED, (5) DIVINE VINIMAY PRIVATE LIMITED, all (Nos. 3 to 5) being Companies incorporated under the Companies Act, 1956 having their registered office at 67/40, Strand Road, Kolkata 700006, (6) EXCEL SALES PRIVATE LIMITED, (7) HARAPPA NIRMAN PRIVATE LIMITED, (8) REGAL VINIMAY PRIVATE LIMITED, all (Nos. 6 to 8) being Companies incorporated under the Companies Act, 1956 having their registered office at 7C, Sir Hari Ram Goenka Street, Kolkata 700 007, (9) VEGA COMMERCIAL PRIVATE LIMITED, (10) ENERGY COMMERCIAL PRIVATE LIMITED, all (Nos. 9 to 10) being Companies incorporated under the Companies Act, 1956 having their registered office at 67/40, Strand Road, Kolkata 700006, (11) DURGAVATI PROMOTERS PRIVATE LIMITED, (12) ANNAPURNA APARTMENTS PRIVATE LIMITED, (13) SUBHAM PROMOTERS PRIVATE LIMITED, (14) SARBANI PROPERTIES PRIVATE LIMITED, (15) STYLISH VANIJYA PRIVATE LIMITED, (16) BAUL BUILDCON PRIVATE LIMITED, (17) MOHENJADARO ESTATE PRIVATE LIMITED, all (Nos. 11 to 17) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (18) MORNING TOWERS PRIVATE LIMITED, the Company incorporated under the Companies Act, 1956 having their registered office at 30, Maharshi Devendra Road, Third Floor, Kolkata 700007, (19) GREEN DEVCON PRIVATE LIMITED, (20) GREEN PROMOTERS PRIVATE LIMITED, (21) GREEN CONBUILD PRIVATE LIMITED, (22) VISTA TOWERS PRIVATE LIMITED, (23) GREEN MANSION PRIVATE LIMITED, (24) GREEN TOWERS PRIVATE LIMITED, (25) LOHARUKA

DEVELOPERS PRIVATE LIMITED, all (Nos. 19 to 25) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (26) SHRIJA PROPERTIES PRIVATE LIMITED, the Company incorporated under the Companies Act, 1956 having their registered office at 30, Maharshi Devendra Road, 3rd Floor, Kolkata 700 007, (27) MONOPOLY ENCLAVE PRIVATE LIMITED, (28) MELODY ENCLAVE PRIVATE LIMITED, (29) CAPRICON ENCLAVE PRIVATE LIMITED, (30) ACCORD ENCLAVE PRIVATE LIMITED, all (Nos. 27 to 30) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, hereinafter referred to as the PURCHASERS [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the SECOND PART;

WHEREAS one GOLAM AGEDAN and GOLAM RASUL were the recorded owners of a plot of land measuring about 40 (forty) Decimal comprised in R. S. Dag No. 923 appertaining to Khatian No. 296 under Mouza-RAIGACHI, J. L. No. 12, R. S. No. 198, Touzi No. 2998 under Police Station-Rajarhat, District- North 24 Parganas together with other landed property in several Dag numbers in several Mouzas according to law of inheritance;

AND WHEREAS while thus the said GOLAM AGEDAN seized and possessed of or otherwise well and sufficiently entitled to the above plot of land the said GOLAM AGEDAN died intestate leaving behind his only son GOLAM KASEM as the only legal heirs of the deceased GOLAM AGEDAN towards his estate;

AND WHEREAS while thus the said GOLAM RASUL seized and possessed of or otherwise well and sufficiently entitled to the above plot of land the said GOLAM RASUL died intestate leaving behind his three sons (1) NAJRUL ISLAM, (2) MAJARUL ISLAM and (3) SAHIDUL ISLAM and one wife AMIRJAN BIBI and four daughters namely (1) MAYANUR NEHAR, (2) NURJAHAN KHATUN, (3) NUR NEHAR BIBI and (4) KOHINOOR BIBI as the only legal heirs of the deceased GOLAM RASUL towards his estate;

AND WHEREAS after the death of GOLAM AGEDAN and GOLAM RASUL, (1) GOLAM KASEM, (2) NAJRUL ISLAM, (3) MAJARUL ISLAM, (4) SAHIDUL ISLAM, (5) AMIRJAN BIBI, (6) MAYANUR NEHAR, (7) NURJAHAN KHATUN, (8) NUR NEHAR BIBI and (9) KOHINOOR BIBI became the joint Owners of ALL THAT piece or parcel of plot of land measuring about 40 (forty) Decimal comprised in R. S. Dag No. 923 appertaining to Khatian No. 296, under Mouza-RAIGACHI, J. L. No. 12, R. S. No. 198, Touzi No. 2998 under Police Station-Rajarhat, District-North 24 Parganas together with other landed property in several Dag numbers in several Mouzas according to law of inheritance;

AND WHEREAS for better enjoyment on 29.03.1989 an amicable Deed of Partition was made and executed between GOLAM KASEM, as First Part and (1) NAJRUL ISLAM and (2) MAJARUL ISLAM, as Second Part and (1) SAHIDUL ISLAM, (2) AMIRJAN BIBI, (3) MAYANUR NEHAR, (4) NURJAHAN KHATUN, (5) NUR NEHAR BIBI and (6) KOHINOOR BIBI as Third Part to ascertain and identify their respective portion of land and the said amicable Deed of Partition has been duly registered on the same day in the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, which was recorded into Book No. 1, Volume No. 55, Pages 365 to 376, Being No. 2612 for the year 1989;

AND WHEREAS by virtue of Registered Amicable Deed of Partition the said (1) NAJRUL ISLAM and (2) MAJARUL ISLAM being the Second Part of the said Registered Amicable Deed of Partition became the absolute Owners of ALL THAT piece or parcel of plot of land measuring about 20 (twenty) Decimal out of Total land 40 (forty) Decimal comprised in R. S. Dag No. 923 appertaining to Khatian No. 296, under Mouza-RAIGACHI, J. L. No. 12, R. S. No. 198, Touzi No. 2998 under Police Station-Rajarhat, District- North 24 Parganas together with other landed property in several Dag numbers in several Mouzas;

AND WHEREAS according to aforementioned registered amicable deed of Partition, while thus the said MAJARUL ISLAM seized and possessed of or otherwise well and sufficiently entitled to the 50% of ALL THAT piece or parcel of plot of land measuring about 20 (twenty) Decimal out of total land measuring about 40 (forty) Decimal comprised in R. S. Dag No. 923 appertaining to Khatian No. 296, under Mouza-RAIGACHI, J. L. No. 12, R. S. No. 198, Touzi No. 2998 under Police Station-Rajarhat, District-

North 24 Parganas together with other landed property in several Dag numbers in several Mouzas the said MAJARUL ISLAM recorded his name in the records of right in L. R. Settlement and his name has been inserted in L. R. Khatian No. 948;

AND WHEREAS according to aforementioned registered amicable deed of Partition, while thus the said MAJARUL ISLAM seized and possessed of or otherwise well and sufficiently entitled to the ALL THAT piece or parcel of plot of land measuring about 10 (twenty) Decimal out of their share of land measuring about 20 (twenty) Decimal comprised in R. S. Dag No. 923 appertaining to Khatian No. 296 corresponding to L. R. Khatian No. 948 , under Mouza-RAIGACHI, J. L. No. 12, R. S. No. 198, Touzi No. 2998 under Police Station-Rajarhat, District- North 24 Parganas together with other landed property in several Dag numbers in several Mouzas the said MAJARUL ISLAM died intestate leaving behind his wife namely FIROZA BIBI and two sons namely (1) MAIDUL ISLAM and (2) MANIRUL ISLAM and one daughter namely FATEMA KHATUN as the only legal heirs of deceased MAJARUL ISLAM;

AND WHEREAS according to Muslim law of Faraz wife of deceased MAJARUL ISLAM namely FIROZA BIBI become the absolute owner of land measuring about 1.25 Decimal and son of MAJARUL ISLAM namely MANIRUL ISLAM become the absolute owner of land measuring about 3.5 Decimal out of total land measuring about 10 Decimal more or less comprised in R. S. Dag No. 923 appertaining to Khatian No. 296 corresponding to L. R. Khatian No. 948 , under Mouza-RAIGACHI, J. L. No. 12, R. S. No. 198, Touzi No. 2998 under Police Station-Rajarhat, District- North 24 Parganas;

AND WHEREAS while thus the said FIROZA BIBI and MANIRUL ISLAM jointly seized and possessed of or otherwise well and sufficiently entitled to the ALL THAT piece or parcel of plot of land measuring about 4.75 Decimal out of their share of land measuring about 10 (ten) Decimal comprised in R. S. Dag No. 923 appertaining to Khatian No. 296 corresponding to L. R. Khatian No. 948 , under Mouza-RAIGACHI, J. L. No. 12, R. S. No. 198, Touzi No. 2998 under Police Station-Rajarhat, District- North 24 Parganas due to requirement of law full money sold transferred conveyed ALL THAT plot of land measuring about 2 (two) Cottahs more or less out of their share measuring about 4.75 Decimal

more or less comprised in R. S. Dag No. 923 appertaining to Khatian No. 296 corresponding to L. R. Khatian No. 948 , under Mouza-RAIGACHI, J. L. No. 12, R. S. No. 198, Touzi No. 2998 under Police Station-Rajarhat, District- North 24 Parganas, unto and in favour of SEKH NIZAMUDDIN by way of execution of a Deed of Conveyance on 07.02.2000 and registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, and recorded into Book No. 1, Volume No. 58, Pages 112 to 123 Being No. 01077 for the year 2002 against the consideration mentioned therein;

AND WHEREAS by virtue of above noted registered deed of conveyance the SEKH NIZAMUDDIN become the sole and absolute owner of ALL THAT plot of land measuring about 2 (two) Cottahs more or less out of their share measuring about 4.75 Decimal more or less comprised in R. S. Dag No. 923 appertaining to Khatian No. 296 corresponding to L. R. Khatian No. 948 , under Mouza-RAIGACHI, J. L. No. 12, R. S. No. 198, Touzi No. 2998 under Police Station-Rajarhat, District- North 24 Parganas and constructed a katcha structure with tile shed measuring about 400 (four hundred) Square Feet more or less out of his own accord and thus acquired good title, full power and absolute authority for the above stated plot of land specifically and particularly mentioned in the schedule written hereunder;

AND WHEREAS while thus the said SEKH NIZAMUDDIN absolutely seized and possessed of or otherwise well and sufficiently entitled to the ALL THAT piece or parcel of plot of land measuring about 4.75 Decimal out of their share of land measuring about 10 (ten) Decimal comprised in R. S. Dag No. 923 appertaining to Khatian No. 296 corresponding to L. R. Khatian No. 948 , under Mouza-RAIGACHI, J. L. No. 12, R. S. No. 198, Touzi No. 2998 under Police Station-Rajarhat, District- North 24 Parganas due to requirement of law full money sold transferred conveyed ALL THAT plot of land measuring about 2 (two) Cottahs more or less out of their share measuring about 4.75 Decimal more or less comprised in R. S. Dag No. 923 appertaining to Khatian No. 296 corresponding to L. R. Khatian No. 948 , under Mouza-RAIGACHI, J. L. No. 12, R. S. No. 198, Touzi No. 2998 under Police Station-Rajarhat, District- North 24 Parganas, unto and in favour of the Vendor herein namely VATAN ENCLAVE PVT. LTD. a company, having its registered office at "Loharuka Niket", DC 9/28, Shastri Bagan, Deshbandhu Nagar,

Kolkata 700 059, by way of execution of a Deed of Conveyance on 9th day of April, 2007 duly registered in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City and recorded into Book No. 1, Being No. 02618 for the year 2008 against the consideration mentioned therein;

AND WHEREAS while thus the said VATAN ENCLAVE PVT. LTD. The Vendor herein absolutely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property due to paucity of funds and inability to administer and maintain the said plot of land described in the schedule written hereunder made up its mind to sell out the said plot of land mentioned in the Schedule hereto at a consideration of highest market price or prevailing rates.

AND WHEREAS the Vendor has offered to sell the plot of land measuring ALL THAT plot of land measuring about 2 (two) Cottahs more or less together with a katcha structure with tile shed measuring about 400 (four hundred) Square Feet more or less comprised in R. S. Dag No. 923 appertaining to Khatian No. 296 corresponding to L. R. Khatian No. 948, under Mouza-RAIGACHI, J. L. No. 12, R. S. No. 198, Touzi No. 2998 under Police Station-Rajarhat, District- North 24 Parganas specifically mentioned in the schedule written hereunder and shown in the plan attached herewith with red color border and the Purchaser herein agreed to purchase the same at and for consolidated consideration Rs. 5,50,000/- (Rupees five lac fifty thousand) only which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of an oral agreement and in consolidated consideration of the sum of Rs. 5,50,000/- (Rupees five lac fifty thousand) only duly paid by the Purchaser to the Vendor only at the time of execution of this instruments (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same or every part thereof for ever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure ALL THAT plot of land measuring about 2 (two) Cottahs more or less together with a

katcha structure with tile shed measuring about 400 (four hundred) Square Feet more or less comprised in R. S. Dag No. 923 appertaining to Khatian No. 296 corresponding to L. R. Khatian No. 948, under Mouza-RAIGACHI, J. L. No. 12, R. S. No. 198, Touzi No. 2998 under Police Station-Rajarhat, District- North 24 Parganas, morefully and particularly described in the schedule hereunder written and hereinafter referred to as "THE SAID PROPERTY" OR HOWSOEVER OTHERWISE the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents issues profits thereof and all other legal incidents thereof all the estate, rights , liberties, title, interest, inheritance, use, possession, property, claim and demand whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the said property, hereby granted transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances whatsoever.

2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:-

- 1) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for his/her/their absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or his predecessor-in-title or any of them shall and will from time to time and all times hereafter t the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- VIII) THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has been affected by any scheme of road alignment or for any other purposes; and
- IX) THAT the Purchaser and all person claiming through or under him have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- X) THAT the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the purchaser; and
- XI) THAT simultaneously with the execution of this deed of conveyance, the Vendor deliver peaceful vacant possession of the said property, described in the schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the purchaser by virtue of this deed of conveyance absolutely and for ever;

XII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and he has good and marketable right title and interest over the said property, as described in the schedule hereto below; and

XIII) THAT simultaneously with the execution of this deed, the Vendor cannot handover all documents of title relating to this property unto the Purchaser, as per schedule below, and hereby the Vendor herein declare that in future he is liable to handover those document as and when he will collect the same from the appropriate authority.

SCHEDULE OF THE LAND

ALL THAT plot of land measuring about 2 (two) Cottahs more or less together with a katcha structure with tile shed measuring about 400 (four hundred) Square Feet more or less comprised in R. S. Dag No. 923 appertaining to Khatian No. 296 corresponding to L. R. Khatian No. 948 , under Mouza-RAIGACHI, J. L. No. 12, R. S. No. 198, Touzi No. 2998 within the limits of Rajarhat-Bishnupur No. 1 gram Panchayet, under A.D.S.R.O. Bidhan Nagar, Salt Lake city, under Police Station-Rajarhat, District- North 24 Parganas, with all rights titles and interests thereon more as shown in the plan attached herewith and marked with color RED border which shall be treated as part of this indenture and butted and bounded as follows: -

ON THE NORTH : PART OF R. S. DAG NO. 919 & 922;
 ON THE SOUTH : PART OF R. S. DAG NO. 923;
 ON THE EAST : PART OF R. S. DAG NO. 923;
 ON THE WEST : PART OF R. S. DAG NO. 923;

IN WITNESS WHEREOF the Vendor set and subscribed its hand and seal on the day month and year above written.

SIGNED SEALED AND DELIVERED
By the Vendor In the presence of: -

WITNESSES:

Tarun Choudhury
AA-20, D. B. Nagar,
Baguiati, Kolkata-59
Soumitra Saha
AA-20, D. B. Nagar
Kolkata-59

Vatan Enclave Pvt. Ltd.

Sanjay Saraf
Director

VENDOR

RECEIPT

Received Rs. 5,50,000/- (Rupees five lac fifty thousand) only by way of cash and Cheques on the different dates according to memo of consideration written hereunder:

Memo of consideration

Date	Bank	Branch	Cheque	Amount
			-Draft No.	
26.02.2008	CORPORATION BANK	BAGUIATI BRANCH	265348	5,50,000/-

Total consideration Rs. 5,50,000.00

Rupees five lac fifty thousand only.

WITNESSES:

Tarun Choudhury
Soumitra Saha

Vatan Enclave Pvt. Ltd.

Sanjay Saraf
Director

VENDOR

Read over and explained by me to the Vendor who executed the document after fully understanding the purport meaning and contents thereof.

Drafted and prepared in my office

Suprotim Saha
Advocate, W. B. 134/1990
AA-20, D. B. Nagar, Baguiati,
Kolkata - 700 059

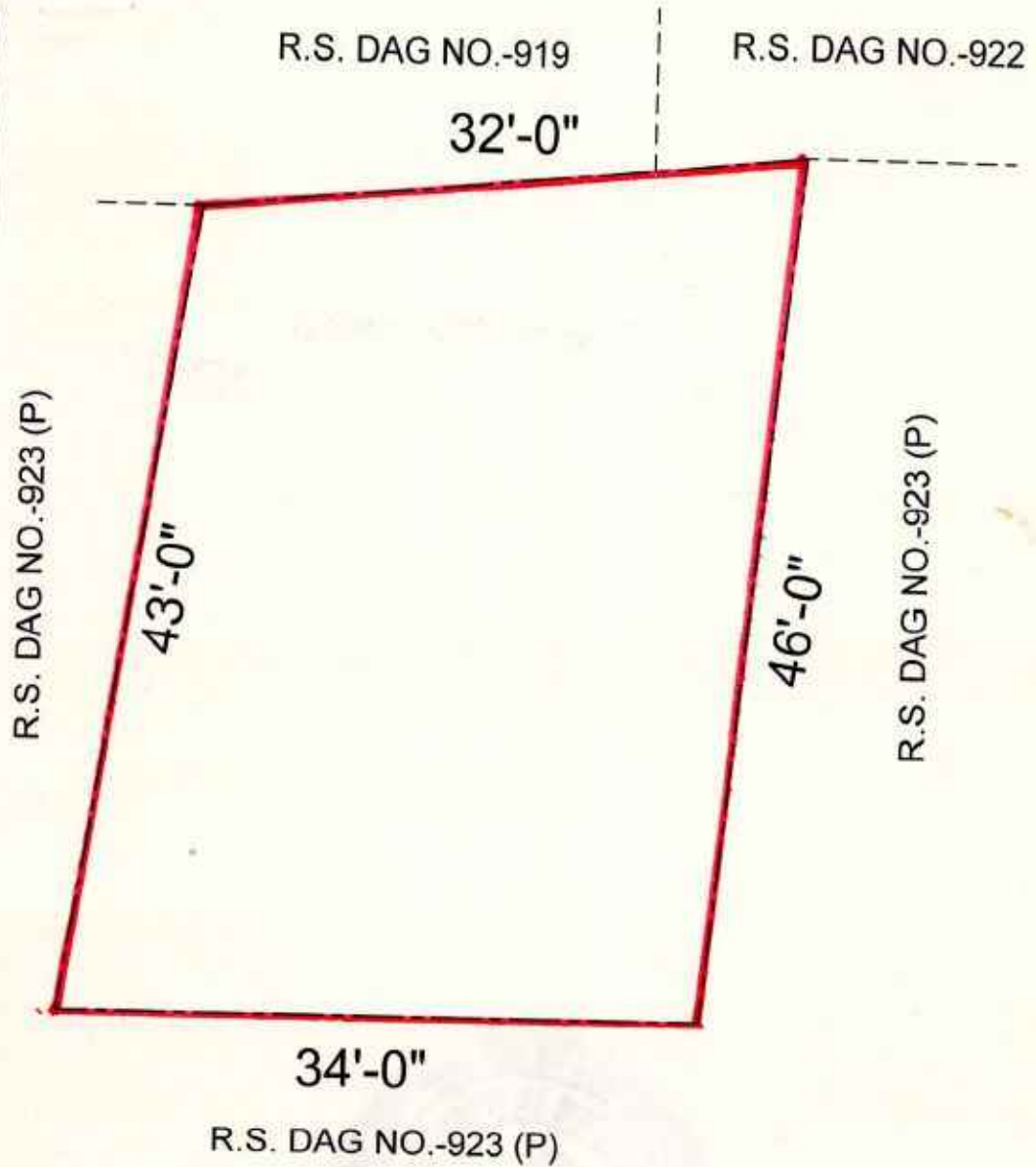
Tarun Choudhury

Vatan Enclave Pvt. Ltd.

Director

**PLAN SHOWING LAND AT MOUZA - RAIGACHI, J.L.
NO.-12 R.S. NO.- 194 ,R.S. DAG NO.-923 (P), P.S.-
RAJARHAT DIST .-24 PRGS (N)**

SEABLE AREA =0.0333 ACRE OR 2KA.-0CH.-0SQ.FT. (MORE OR LESS)
VENDOR : VATAN ENCLAVE (PVT.) LTD.

























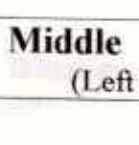
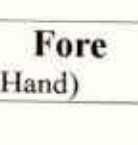
SITE PLAN
SCALE - 0'-1" : 8'-0"



Vatan Enclave Pvt. Ltd.
Sanjay Saraf
Director

SIGNATURE OF VENDOR

FORM FOR TEN FINGERPRINTS

1		 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little
	Sarjay Saraf					
2		 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little
	Akhanta					
3		 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
			Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-03020 of :2008
(Serial No. 02285, 2008)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. -10/-

Deficit stamp duty

Deficit stamp duty : Rs 5000/- is paid by the draft no. :118825, Draft date :06/03/2008, Bank name:STATE BANK OF INDIA, Ultradanga, recieved on :06/03/2008.

Name of the Registering officer : **Nurul Amin Khan**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**



Additional District Sub-Registrar
Bidhan Nagar

06/03/2008

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-03020 of :2008
(Serial No. 02285, 2008)

On 03/03/2008

Presentaticn(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 18.00 on 03/03/2008, at the Private residence by Sanjay Saraf, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 03/03/2008 by

1. Sanjay Saraf, Director, Vatan Enclave Pvt. Ltd. Dc-9/28, Shastri Bagan, Kolkata-700059, Kolkata-700059,
profession : Business

Identified By Soumitra Saha, son of Lt. B. G. Saha Aa-20, D. B. Nagar Kolkata 700059 Thana: ., by caste Hindu, By
Profession : Service.

Name of the Registering officer : **Nurul Amin Khan**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

On 05/03/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 7139/- on: 05/03/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 650000/-

Certified that the required stamp duty of this document is Rs 32500 /- and the Stamp duty paid as: Impresive Rs- 500

Deficit stamp duty

Deficit stamp duty : Rs 27020/- is paid by the draft no. :031871, Draft date: 29/02/2008, Bank name: STATE BANK OF INDIA, Manicktala, recieved on :05/03/2008.

Name of the Registering officer : **Nurul Amin Khan**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

On 06/03/2008

Admissibility(Rule 43)

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book -1
CD Volume number 3
Page from 13488 to 13505
being No 03020 for the year 2008.



(Nurul Amin Khan) 10-March-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal