08527

(8)

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I-9533/10

भारतीय गैर न्यायिक

TD318 11C1

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

K 129746

I/C 16/9/10
20/12/10
4.55

I(1) 250.00
I(2) 200.00
₹ 450.00
realised on 20.12.10

24.12.10

Additional Registrar of Assurances-II under the Registration Act 1908 Govt. of India

THIS INDENTURE made this 20th day of December Two Thousand Ten **BETWEEN ATIBAR SARDAR**, son of the Late Golam Jilani Sardar, residing at Majher Para, Ward No.25, Police Station Sonapur, District South 24Parganas, 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 his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND**

16589

VICTOR MOSES & CO
Solicitor & Advocate
6, Old Post Office Street
Calcutta 700 001

NAME.....
ADD/ADV.....
RS.....
14 DEC 2010
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

Rahul Kyal

2730

IDEAL CONCLAVE PVT. LTD.
Rahul Kyal
Director

2731

LTI OF Atibar Sardar.
By the pen of Ranjan Sardar.

Alipore SUB Registrar
Alipore Registrar U/S 7 (2) of
Registration Act 1908
South 24 Parganas
20 DEC 2010

Ranjan Sardar.
S/o. Atibar Sardar.
Kumza Khali (N) P/S- Sonarpur. Kol-103
(Service) Business
~~S/o Late M. M. Ray~~
~~6. old Post office St~~
~~Kol - 700001~~
(Sonar)

Government Of West Bengal

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

Endorsement For Deed Number : I - 09533 of 2010
(Serial No. 08527 of 2010)

On

Payment of Fees:

On 20/12/2010

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

Presented for registration at 16.55 hrs on :20/12/2010, at the Private residence by Rahul Kyal ,Claimant.

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

Execution is admitted on 20/12/2010 by

1. Atibar Sardar, son of Lt. Golam Jilani Sardar , Majherpara, , , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
2. Rahul Kyal
   Director, Ideal Conclave Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .
   , By Profession : ----

Identified By Ranjan Sardar, son of Atibar Sardar, Kumrakhali North, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700103 , By Caste: Muslim, By Profession: Business.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 21/12/2010

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.-1029999/-

Certified that the required stamp duty of this document is Rs.- 61810 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 24/12/2010

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

(Dulal ChandraSaha)
DISTRICT SUB-REGISTRAR-IV

IDEAL CONCLAVE PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No.55/1A, Strand Road, Police Station – Jorabagan, Kolkata-700 006, represented by its Director Rahul Kyal, hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its respective successor or successors-in-interest and assigns) of the **OTHER PART** :

W H E R E A S :

A. One Rahisuddin Sardar was lawfully seized and possessed of or otherwise well and sufficiently entitled to amongst others All That the piece and parcel of land containing an area of 28 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur in the then District of 24-Parganas comprised in :

R.S Dag Nos.	R.S. Khatian No.	Area (In Sataks)
694	463	7
695	-do-	5
696	-do-	6
697	-do-	10
	TOTAL :	**28 Sataks**

(hereinafter referred to as the **said mother land**).

B. The said Rahisuddin Sardar died intestate leaving him surviving his widow namely Sobejan Bibi only son namely Golam Jilani Sardar and two daughters namely Achiya Khatoon and Sakina Bibi as his surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the said mother land in their respective proportions.

C. The said Sobejan Bibi died intestate leaving her surviving her only son namely Golam Jilani Sardar and two daughters namely Achiya Khatoon and Sakina Bibi as her surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land as left by the deceased in their respective proportions.

D. The said Achiya Khatoon died intestate leaving her surviving her brother Golam Jilani Sardar and sister Sakina Bibi as her surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land as left by the deceased in their respective proportions.

E. The said Sakina Bibi died intestate leaving her surviving her husband namely Abdul Kurdush and only son namely Sk. Abdul Quasem as her surviving legal heirs and legal representatives who

LTI OF Atibar Sarkar.
By the pen of Ranjan Sarkar.

inherited amongst others All That the undivided part or share in the said mother land as left by the deceased in their respective proportions.

F. The said Golam Jilani Sardar died intestate on 22nd day of May, 1987 leaving him surviving his widow namely Sabeda Sardar, five sons namely Syedul Sardar, Oliur Rahaman Sardar, Lutfar Rahaman Sardar, Ajibur Rahaman Sardar and Atibar Sardar and three daughters namely Piyada Gulal, Idan Banu Bibi and Shanu Bibi as his surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land as left by the deceased in their respective proportions.

G. Thus the Vendor herein is now seized and possessed of or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 2.75 Sataks situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur District of South 24Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian No.	L.R. Dag Nos.	L.R. Khatian No.	Classification	Area (In Sataks)
694	463	729	489	Bastu	0.675
695	-do-	730	-do-	Bastu	0.5
696	-do-	731	-do-	Danga	0.575
697	-do-	732	-do-	Danga	1
				TOTAL :	**2.75 Sataks**

free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature (hereinafter referred to as **the said land**).

H. The Vendor has agreed to sell and the Purchaser has agreed to purchase All That the said land containing an area of 2.75 Sataks more fully and particularly described in the **Schedule** hereunder written free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts of whatsoever nature at and for the consideration of Rs.9,00,000/- (Rupees Nine Lacs only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.9,00,000/- (Rupees Nine Lacs 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 piece and parcel of land containing an area of 2.75 Sataks be the same a little more or less together with structure standing thereon having a covered area of 100 (One Hundred) Sq.Ft., situate lying at

Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur in the District South 24-Parganas comprised in:-

R.S. Dag Nos.	R.S. Khatian No.	L.R. Dag Nos.	L.R. Khatian No.	Classification	Area (In Sataks)
694	463	729	489	Bastu	0.675
695	-do-	730	-do-	Bastu	0.5
696	-do-	731	-do-	Danga	0.575
697	-do-	732	-do-	Danga	1
				TOTAL :	**2.75 Sataks**

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 collectively referred to as **the said land**) **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 boundary walls areas sewers drains ditches ancient and other rights, 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 appurtaining 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 Vendors 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 Vendor or any other person or persons from whom he may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred, assigned and assured or otherwise 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 predecessors-in-title 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 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 to the use of the Purchaser in 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 him **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 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 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 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 2.75 Sataks be the same a little more or less together with structure standing thereon having a covered area of 100 (One Hundred) Sq.Ft., situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur, Sub Registry office Sonarpur in the District South 24Parganas comprised in :-

R.S. Dag Nos.	R.S. Khatian No.	L.R. Dag Nos.	L.R. Khatian No.	Classification	Area (In Sataks)
694	463	729	489	Bastu	0.675
695	-do-	730	-do-	Bastu	0.5
696	-do-	731	-do-	Danga	0.575
697	-do-	732	-do-	Danga	1
				TOTAL :	**2.75 Sataks**

and butted and bounded in the manner following :-

ON THE NORTH : By R.S. Dag Nos.699, 700 & 698/2256;

ON THE EAST : By R.S. Dag No.705/2257;

ON THE SOUTH : By R.S. Dag Nos.693 & 692 and

ON THE WEST : By R.S. Dag No.682.

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

SIGNED and DELIVERED
by the **VENDOR** at Kolkata
in the presence of :

Ranjan Sarkar
Kumra Kihali (N)
P/S: Sonarpur.
Kol - 103

Susil Ray
6. Old Post Office St.
Kol - 700001.

LTI OF Atibar Sarkar.
By the pen of Ranjan Sarkar

SIGNED and DELIVERED
by the **PURCHASER** at Kolkata
in the presence of :

Ranjan Sarkar.

Susil Ray

IDEAL CONCLAVE PVT. LTD.
Rahul
Director

Drafted by :

Supratik Bandyopadhyay
Advocate
Victor Moses & Co.
6, Old Post Office St.
Kolkata - 1.

R E C E I V E D of and from the within-named Purchaser the within-mentioned sum of Rs.9,00,000/- (Rupees Nine Lacs only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQUE NO.	BANK/BRANCH	AMOUNT
20/12/10	767603	Indian Overseas Bank, Posta Branch	9,00,000/-
		Total :	Rs. 9,00,000/- ==========

(Rupees Nine Lacs only).

L T I. OF
Atibar Sardar.
Ranjan Sardar.
By the pen of

WITNESSES :

Ranjan Sardar

SPECIMEN FORM FOR TEN FINGERPRINTS

1.	Rahul Vajpeyi	Little	Ring	Middle (left	Fore Hand)	Thumb
		Thumb	Fore	Middle (right	Ring Hand)	Little
2.	LTI of Abhay Kumar, By the pen of Ramy Mishra.	Little	Ring	Middle (left	Fore Hand)	Thumb
		Thumb	Fore	Middle (right	Ring Hand)	Little
3.		Little	Ring	Middle (left	Fore Hand)	Thumb
		Thumb	Fore	Middle (right	Ring Hand)	Little
4.		Little	Ring	Middle (left	Fore Hand)	Thumb
		Thumb	Fore	Middle (right	Ring Hand)	Little

##
DATED THIS 20th DAY OF DECEMBER 2010
##

B E T W E E N

ATIBAR SARDAR.

... Vendor.

A N D

IDEAL CONCLAVE PRIVATE LIMITED

... Purchaser.

C O N V E Y A N C E

VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES,
6, OLD POST OFFICE STREET,
KOLKATA-700 001.