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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Signature of Sub-Registrar

Sub-Registrar-IV, Agartala, South 24 Parganas

THIS INDENTURE made this 1st day of April Two Thousand Ten **BETWEEN** (1) **ABUL BASAR SARDAR** alias **ABDUL BASAR SARDAR** and (2) **ABUL KALAM SARDAR** alias **ABDUL KALAM SARDAR**, both sons of Golap Rabbani Sardar, both residing at Majher Para, Ward No. 25, Police Station - Sonarpur, South 24 Parganas, hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND** **WINSOME PLAZA PRIVATE LIMITED**, a Company duly incorporated under the

Rs. 250.00
 Rs. 300.00

 Rs. 550.00
 Total D on 01.4.10

Abul Basar Sardar
 Abul Kalam Sardar
 Abul Kalam Sardar
 Abul Kalam Sardar

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VICTORIAN SERVICES & CO.
Solicitors
100, Race Street
Calcutta - 700 001

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24 MAR 2018
SURANU KUMAR HERJEE
Licensed Stamp Vendor
F. C. Court
2 & 4, K. S. Roy Road, Kolkata

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Rahul Kyal
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WINSOME PLAZA PVT. LTD,
Rahul Kyal
Director

Indralok Complex Pvt. Ltd
Rahul Kyal
Director

Wardha Enclave Pvt Ltd
Rahul Kyal
Director

UTILITY COMPLEX PVT. LTD.
Rahul Kyal
Director

Rahul Kyal

KEDANT PROJECTS PVT. LTD.
Rahul Kyal
Director



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Registrar of Companies
Registrar U/S 7 (2) of
Registration Act 1956
South 24 Parganas
- 1 Apr 2018

Sumit Ray P.T.O



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

Endorsement For Deed Number : I - 02579 of 2010
(Serial No. 02296 of 2010)

On 01/04/2010

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

Presented for registration at 17.15 hrs on :01/04/2010, at the Private residence by Rahul Kyal
Claimant.

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

Execution is admitted on 01/04/2010 by

1. Abul Basar Sardar Alias Abdul Basar Sardar, son of Golap Rabbani Sardar , Majher Para, Village:Majherpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession: ---
2. Abul Kalam Sardar Alias Abdul Kalam Sardar, son of Golap Rabbani Sardar , Majher Para, Village:Majherpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession: ---
3. Rahul Kyal
Director, Winsome Plaza Pvt Ltd, 122/1r, Satyendra Nath Majumder Sarani, , Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026 .
Director, Indralok Complex Pvt Ltd, 122/1r, Satyendra Nath Majumder Sarani, , Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026 .
Director, Wellbuild Enclave Pvt Ltd, 55/1a,strand Rd, , Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006 .
Director, Utility Complex Pvt Ltd, 55/1a,strand Rd, , Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006 .
Director, Intercity Projects Pvt Ltd, 55/1a,strand Rd, , Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006 .
Director, Ekdant Projects Pvt Ltd, 55/1a,strand Rd, , Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006 .
By Profession: ---
Identified By Sujit Roy, son of Lt M.m, Roy, 6,old Post Office St, , Thana:-, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Service.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 05/04/2010



05/04/2010 17:25:00

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 02579 of 2010
(Serial No. 02296 of 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 : 23,4 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:

Fee Paid in rupees under article : A(1) = 251548/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 05/04/2010

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.-22869000/-

Certified that the required stamp duty of this document is Rs.- 1600840 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 1600840/- is paid, by the draft number 039167, Draft Date 30/03/2010, Bank Name State Bank Of India, Calcutta, received on 05/04/2010

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



05/04/2010 17:25:00

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

Companies Act, 1956, having its registered office at premises No. 122/1R, Satyendra Nath Majumdar Sarani (formerly known as Manoharpur Road), Police Station - Tollygunge, Kolkata-700 026, (2) INDRALOK COMPLEX PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No. 122/1R, Satyendra Nath Majumdar Sarani (formerly known as Manoharpur Road), Police Station - Tollygunge, Kolkata-700 026, (3) WELLBUILD ENCLAVE PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No. 55/1A, Strand Road, Police Station - Jora Bagan, Kolkata-700 006, (4) UTILITY COMPLEX PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No. 55/1A, Strand Road, Police Station - Jora Bagan, Kolkata-700 006, (5) INTERCITY PROJECTS PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No. 55/1A, Strand Road, Police Station - Jora Bagan, Kolkata-700 006 and (6) EKDANT PROJECTS PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No. 55/1A, Strand Road, Police Station - Jora Bagan, Kolkata-700 006, represented by its Director Rahul Kyal, hereinafter jointly referred to as the PURCHASERS (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors-in-interest and assigns) of the OTHER PART :

WHEREAS :

A. One Gandha Sardar, Nanda Sardar and Kantha Sardar were 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 969.75 Sataks, be the same a little more or less, situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in several Dag numbers Police Station Sonarpur in the then District 24-Parganas (hereinafter referred to as **the said mother land**).

B. The said Nanda Sardar died intestate leaving him surviving his widow namely Faziran Bibi only son namely Abdul Motaleb Sardar and two daughters namely Anarjan Bibi and Meherjan Bibi as his surviving legal heir, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land in their respective proportions.

C. The said Kantha Sardar died intestate leaving him surviving his widow namely Nekjan Bibi only daughter namely Saharjan Bibi as his surviving legal heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land in their respective proportions.

D. The said Faziran Bibi, Anarjan Bibi and Saharjan Bibi instituted a suit for partition in the Court of Learned 2nd Sub-Ordinate Judge 24Parganas at Alipore being T.S. No.45 of 1939 (Faziran Bibi & Ors. -vs- Gandha Sardar & Ors.) praying inter-alia for declaring their shares and

Abul
Bibi



Abul Motaleb Sardar
Meherjan Bibi

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partition amongst others in respect of the said mother land inherited by them from their predecessors-in-interest.

E. The parties to the aforesaid suit filed an application on the 21st day of August 1939 praying amongst others for recording compromise of the disputes involved in the said T.S. No.45 of 1939 (Faziran Bibi & Ors. -vs- Gandha Sardar & Ors.) on the terms and conditions therein contained.

F. Final Decree was passed by the Court of Learned 2nd Sub-Ordinate Judge 24Parganas at Alipore on the 22nd day of August 1939 in the said suit for Partition and the said Gandha Sardar and Abdul Motaleb Sardar was absolutely allocated amongst others the said mother land, absolutely and forever.

G. By a Bontanama (Deed of Partition) dated the 20th day of November, 1945 made between the said Gandha Sardar therein referred to as the party to the One Part and the said Abdul Motaleb Sardar therein referred to as the party to the Other Part and registered with the Sub-Registrar Baruipur in Book No.1 Being No.5226 for the year 1945, the said Gandha Sardar to the exclusion of the said Abdul Motaleb Sardar, was allocated amongst others the said mother land absolutely.

H. The said Gandha Sardar died intestate leaving him surviving his widow namely Khotejan Bibi and only son namely Golap Rabbani Sardar as his surviving legal heir, heiress and legal representatives who inherited amongst others All That the said mother land in their respective proportions.

I. By a Bengali Kobala (Deed of Sale) dated the 26th day of July 1948 made between the said Khotejan Bibi therein referred to as the Vendor of the One Part and one Abul Basar Sardar then being minor represented by his natural guardian father Golap Rabbani Sardar therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.1 Volume No.45 Pages 227 to 238 Being No.4035 for the year 1948, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein amongst others All That the undivided part or share in the said mother land containing an area of 187.75 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 24-Parganas comprised in :-

| Sl. No | Touji Nos. | R.S. Dag Nos. | R.S. Khatian Nos. | Area (In Sataks) | Area Sold (Sataks) |
|--------|------------|---------------|-------------------|------------------|--------------------|
| 1. | 259 | 57 | 293 | 18 | |
| | -do- | 384 | -do- | 31 | |
| | -do- | 1461 | 400 | 7 | |
| | -do- | 1437 | 404 | 22 | |
| | | | | 78 | 7.25 |
| 2. | 260 | 296 | 630 | 19 | |
| | -do- | 337 | -do- | 35 | |

Abul
 alia.  *Abul Kalam Sardar*

 *Abul Basar Sardar*

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|------------|------|------|------|------------|--------------|
| | -do- | 442 | -do- | 42 | |
| | -do- | 896 | 631 | 18 | |
| | | | | 114 | 14.25 |
| 3. | -- | 205 | 408 | 10 | |
| | -- | 1446 | -do- | 21 | |
| | | | | 31 | 4 |
| 4. | 260 | 296 | 650 | 19 | |
| | -do- | 490 | 654 | 11 | |
| | -do- | 1374 | 655 | 32 | |
| | | | | 62 | 7.75 |
| 5. | 259 | 405 | 410 | 3 | |
| | -do- | 407 | -do- | 6 | |
| | -do- | 417 | -do- | 23 | |
| | -do- | 415 | -do- | 3 | |
| | -do- | 427 | -do- | 7 | |
| | -do- | 1337 | -do- | 9 | |
| | | | | 51 | 6.25 |
| 6. | -do- | 405 | 411 | 3 | |
| | -do- | 407 | -do- | 5 | |
| | -do- | 417 | -do- | 22 | |
| | -do- | 415 | -do- | 2 | |
| | -do- | 427 | -do- | 7 | |
| | -do- | 1337 | -do- | 10 | |
| | | | | 49 | 6.125 |
| 7. | -do- | 426 | 667 | 8 | |
| | -do- | 537 | 668 | 1 | |
| | -do- | 539 | -do- | 9 | |
| | | | | 18 | 2.25 |
| 8. | -do- | 472 | 636 | 3 | |
| | -do- | 479 | -do- | 6 | |
| | -do- | 463 | -do- | 16 | |
| | -do- | 470 | 640 | 10 | |
| | -do- | 471 | -do- | 8 | |
| | -do- | 474 | -do- | 2 | |
| | -do- | 464 | 637 | 5 | |
| | -do- | 466 | -do- | 2 | |
| | -do- | 456 | -do- | 1 | |
| | | 1179 | | | |
| | -do- | 483 | 641 | 5 | |
| | -do- | 490 | -do- | 15 | |
| | -do- | 464 | 639 | 6 | |
| | -do- | 466 | -do- | 2 | |
| | -do- | 456 | -do- | 1 | |
| | | 2178 | | | |
| | | | | 82 | 10.25 |
| 9. | --- | 905 | 643 | 11 | |
| | --- | 242 | -do- | 11 | |
| | --- | 363 | -do- | 32 | |
| | --- | 242 | 644 | 11 | |
| | --- | 911 | -do- | 18 | |
| | --- | 912 | -do- | 2 | |
| | --- | 251 | 647 | 5 | |
| | | | | 90 | 11.25 |
| 10. | --- | 904 | 657 | 15 | |
| | --- | 846 | 658 | 10 | |

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|-----|------|------|------|------------|--------------|
| | --- | -do- | 659 | 3 | |
| | --- | 1023 | 660 | 24 | |
| | | | | 52 | 6.50 |
| 11. | --- | 397 | 624 | 1 | |
| | --- | 398 | -do- | 66 | |
| | --- | 451 | -do- | 25 | |
| | --- | 526 | -do- | 8 | |
| | --- | 419 | -do- | 13 | |
| | | | | 113 | 13.75 |
| 12. | --- | 458 | 1060 | 5 | |
| | --- | 788 | -do- | 13 | |
| | --- | 729 | 1061 | 20 | |
| | --- | 756 | 1062 | 12 | |
| | --- | 881 | 1064 | 11 | |
| | --- | 806 | -do- | 5 | |
| | --- | 812 | -do- | 6 | |
| | | | | 72 | 9.125 |
| 13. | --- | 1328 | 795 | 6 | |
| | --- | | | 6 | .75 |
| 14. | --- | 844 | 1076 | 11 | |
| | | | | 11 | 1.5 |
| 15. | --- | 370 | 572 | 1 | |
| | | | | 7 | 1 |
| 16. | --- | 63 | 401 | 5 | |
| | --- | 57 | -do- | 11 | |
| | --- | 384 | -do- | 21 | |
| | | | | 37 | 4.5 |
| 17. | --- | 833 | 629 | .75 | |
| | | | | 6 | .75 |
| 18. | --- | 1 | 48 | 43 | |
| | --- | 2 | -do- | 13 | |
| | --- | 277 | -do- | 29 | |
| | --- | 278 | -do- | 3 | |
| | --- | 279 | -do- | 31 | |
| | --- | 280 | -do- | 23 | |
| | --- | 290 | -do- | 44 | |
| | --- | 291 | -do- | 100 | |
| | --- | 295 | -do- | 5 | |
| | --- | 343 | -do- | 6 | |
| | --- | 344 | -do- | 24 | |
| | --- | 1455 | 49 | 14 | |
| | | | | 335 | 22.5 |
| 19. | 260 | 366 | 849 | 20 | |
| | -do- | 367 | -do- | 4 | |
| | | | | 24 | 3 |
| 20. | --- | 574 | 846 | 23 | |
| | --- | 576 | 847 | 28 | |
| | | | | 51 | 6.5 |
| 21. | --- | 1452 | 842 | 15 | |
| | --- | 1504 | -do- | 14 | |
| | | | | 29 | 3.5 |
| 22. | --- | 276 | 1074 | 4 | |
| | | | | 4 | .50 |
| 23. | 260 | 153 | 567 | 12 | |

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| | | | | 12 | 1.5 |
| 24. | 260 | 463 | 623 | 15 | |
| | -do- | 490 | 662 | 4 | |
| | | | | 19 | 2.5 |
| 25. | --- | 906 | 632 | 3 | |
| | --- | 907 | -do- | 23 | |
| | --- | 869 | 634 | 18 | |
| | --- | 802 | -do- | 14 | |
| | --- | 831 | -do- | 15 | |
| | | | | 73 | 9 |
| 26. | 255 | 281 | 52 | 6 | |
| | -do- | 290 | -do- | 28 | |
| | | 2186 | | | |
| | | | | 34 | 4.25 |
| 27. | --- | 737 | 56 | 12 | |
| | | | | 12 | 1.5 |
| 28. | --- | 434 | 21 | 32 | |
| | --- | 496 | -do- | 24 | |
| | | | | 56 | 7 |
| 29. | 259 | 922 | 256 | 14 | |
| | -do- | 275 | -do- | 10 | |
| | | | | 24 | 3 |
| 30. | --- | 395 | 318 | 34 | |
| | | | | 34 | 4.25 |
| 31. | 260 | 481 | 899 | 19 | |
| | | 2187 | | | |
| | | | | 19 | 2.5 |
| 32. | --- | 481 | 573 | 13 | |
| | --- | 476 | 792 | 8 | |
| | --- | 477 | -do- | 4 | |
| | --- | 482 | -do- | 17 | |
| | | | | 42 | 5.25 |
| 33. | --- | 410 | 861 | 24 | |
| | | | | 24 | 3 |
| 34. | --- | 1053 | 1000 | 6 | |
| | | | | 6 | .75 |
| | | | | TOTAL : | 187.75 |

more fully and particularly described in the Schedule thereunder written, (hereinafter referred to as **the said first plot of land**) absolutely and forever.

J. By a Bondobostopatra/Paribarik Babostapatra (Deed of Settlement/ Family Settlement) dated the 3rd day of November, 1983 made between the said Golap Rabbani Sardar therein referred to as the Settlor of the One Part and the Vendors herein namely the said Abul Basar Sardar and Abul Kalam Sardar, therein jointly referred to as the Settlees of the Other Part and registered with the Sub-Registry Office of Sonarpur in Book No.1 Volume No.117 Pages 310 to 324 Being No.5599 for the year 1986, the Settlor granted, transferred, conveyed, assigned and assured unto and in favour of the said Settlees therein amongst others All That the piece and parcel of land containing an area of 782 Sataks be the same a little more or less, wrongly mentioned therein as 685 Sataks, situate lying at Mouja Kumrakhali J.L. No.48 Revenue

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Survey No.131 Police Station Sonarpur in the then District 24-Parganas
comprised in :-

| Sl. No | Touji Nos. | R.S. Dag Nos. | R.S. Khatlan Nos. | Area (In Sataks) | Area Transferred (Sataks) |
|--------|------------|---------------|-------------------|------------------|---------------------------|
| 1. | 255 | 337 | 1410 | 35 | |
| | -do- | 442 | -do- | 42 | |
| | | | | | 77 |
| 2. | -do- | 906 | 1441 | 3 | |
| | -do- | 907 | -do- | 23 | |
| | -do- | 831 | -do- | 9 | |
| | | | | | 35 |
| 3. | 256 | 472 | 1412 | 3 | |
| | -do- | 479 | -do- | 6 | |
| | -do- | 463 | -do- | 16 | |
| | -do- | 483 | -do- | 5 | |
| | -do- | 490 | -do- | 15 | |
| | | | | | 45 |
| 4. | 259 | 905 | 1413 | 11 | |
| | -do- | 911 | -do- | 18 | |
| | -do- | 912 | -do- | 2 | |
| | | | | | 31 |
| 5. | -do- | 846 | 1414 | 10 | |
| | | | | | 10 |
| 6. | 256 | 426 | 1390 | 8 | |
| | | | | | |
| | | | | | 8 |
| 7. | 255 | 758 | 1393 | 5 | |
| | -do- | 756 | -do- | 12 | |
| | | | | | 17 |
| 8. | 259 | 922 | 256 | 14 | |
| | -do- | 275 | -do- | 10 | |
| | | | | | 24 |
| 9. | -do- | 384 | 401 | 21 | |
| | | | | | 21 |
| 10. | 255 | 434 | 1504 | 32 | |
| | -do- | 496 | -do- | 24 | |
| | | | | | 56 |
| 11. | 260 | 881 | 1389 | 11 | |
| | | | | | 11 |
| 12. | 259 | 384 | 400 | 31 | |
| | | | | | 31 |
| 13. | 260 | 490 | 662 | 11 | |
| | | | | | 11 |
| 14. | 259 | 57 | 398 | 18 | |
| | -do- | 384 | -do- | 31 | |
| | | | | | 49 |
| 15. | -do- | 405 | 411 | 6 | |
| | | | | | 6 |
| 16. | -do- | 407 | -do- | 6 | |
| | -do- | 417 | -do- | 23 | |
| | -do- | 415 | -do- | 3 | |
| | -do- | 427 | -do- | 7 | |
| | -do- | 1337 | -do- | 9 | |

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| | | | | | 48 |
| 17. | 255 | 281 | 52 | 6 | |
| | -do- | <u>290</u> | -do- | 28 | |
| | | 2186 | | | |
| | | | | | 34 |
| 18. | 260 | <u>281</u> | 898 | 19 | |
| | | 2187 | | | |
| | | | | | 19 |
| 19. | -do- | 476 | 791 | 8 | |
| | -do- | 477 | -do- | 4 | |
| | -do- | 482 | -do- | 17 | |
| | -do- | 481 | -do- | 13 | |
| | | | | | 42 |
| 20. | -do- | 464 | 637 | 5 | |
| | -do- | 466 | -do- | 2 | |
| | -do- | <u>456</u> | -do- | 1 | |
| | | 2179 | | | |
| | | | | | 8 |
| 21. | 255 | 737 | 55 | 12 | |
| | | | | | 12 |
| 22. | 260 | 366 | 849 | 20 | |
| | | | | | 20 |
| 23. | -do- | 370 | 572 | 10 | |
| | | | | | 10 |
| 24. | 255 | 1 | 48 | 43 | |
| | -do- | 2 | -do- | 13 | |
| | -do- | 277 | -do- | 29 | |
| | -do- | 278 | -do- | 3 | |
| | -do- | 279 | -do- | 31 | |
| | -do- | 280 | -do- | 23 | |
| | -do- | 290 | -do- | 44 | |
| | -do- | 291 | -do- | 100 | |
| | -do- | 295 | -do- | 5 | |
| | -do- | 343 | -do- | 6 | |
| | -do- | 344 | -do- | 24 | |
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more fully and particularly described in the Schedule thereunder written (hereinafter referred to as **the said second plot of land**) in trust that on the death of the said Golap Rabbani Sardar the said second plot of land shall stand vested in his two sons namely, Abul Basar Sardar and Abul Kalam Sardar.

K. By a notification No.11470 L.A. (P.W.)/IM-112/80 dated 18th September, 1981 issued under section 4 of the West Bengal Land (Requisition & Acquisition) Act, 1948 published in the Official Gazette on the 25th day of September 1981 the State of West Bengal had acquired amongst others All that the piece and parcel of Land containing an area of 29 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in R.S. Dag No.490 Police Station Sonarpur in the then District 24-Parganas, out of

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the said first and second plots of land for the construction of Eastern Metropolitan Bypass.

L. After the said acquisition only a piece and parcel of land containing an area of 1 Satak be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in R.S. Dag No.490 Police Station Sonarpur in the then District 24-Parganas, was left out.

M. Thus the Vendors herein are now seized and possessed of or otherwise well and sufficiently entitled to All That the said first and second plots of land containing an area of 940.75 Sataks be the same a little more or less in their respective proportions, free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature.

N. The Vendors have agreed to sell said land and the Purchasers have agreed to purchase **ALL THAT** the piece and parcel of land containing an area of **54 Sataks** be the same a little more or less out of the said first and second plots of land situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur in the District South 24-Parganas comprised in :-

| Touji Nos. | R.S. Dag Nos. | R.S. Khatian Nos. | L.R. Dag Nos. | L.R. Khatian Nos. | Area (In Sataks) |
|------------|---------------|-------------------|---------------|-------------------|------------------|
| 260 | 476 | 791 | 500 | 181 & 225 | 8 |
| -do- | 477 | -do- | 501 | -do- | 4 |
| -do- | 481 2187 | 898 | 506 | -do- | 19 |
| -do- | 482 | 791 | 507 | -do- | 17 |
| 256 | 483 | 1412 | 508 | -do- | 5 |
| 260 | 490 | 654 | 515 | 225 | 1 |
| | | | | TOTAL : | 54 Sataks |

more fully and particularly described in the **First Schedule** hereunder written (hereinafter collectively referred to as **the said land**) free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts of whatsoever nature at and for the consideration of Rs.2,28,69,000/- (Rupees Two Crores Twenty Eight Lacs Sixty Nine Thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,28,69,000/- (Rupees Two Crores Twenty Eight Lacs Sixty Nine Thousand only) of the lawful money of the Union of India well and truly paid by the Purchasers 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 Purchasers and the said land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto

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and in favour of the Purchasers **ALL THAT** the piece and parcel of land containing an area of **54 Sataks** 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 District South 24-Parganas comprised in :-

| Touji Nos. | R.S. Dag Nos. | R.S. Khatian Nos. | L.R. Dag Nos. | L.R. Khatian Nos. | Area (In Sataks) |
|------------|--------------------|-------------------|---------------|-------------------|------------------|
| 260 | 476 | 791 | 500 | 181 & 225 | 8 |
| -do- | 477 | -do- | 501 | -do- | 4 |
| -do- | <u>481</u> 2187 | 898 | 506 | -do- | 19 |
| -do- | 482 | 791 | 507 | -do- | 17 |
| 256 | 483 | 1412 | 508 | -do- | 5 |
| 260 | 490 | 654 | 515 | 225 | 1 |
| | | | | TOTAL : | 54 Sataks |

more fully and particularly described in the **First 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 appurtenant thereto 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 Vendors or any other person or persons from whom they 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 Purchasers absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their predecessors-in-title 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

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and to the use of the Purchasers in manner aforesaid **AND** the Purchasers 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 them **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 the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers 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 Purchasers in manner aforesaid as shall or may be reasonably required.

The Vendors do and each of them doth hereby covenant with the Purchasers that the Vendors shall keep and preserve the title deeds and documents morefully and particularly mentioned in the **Second Schedule** hereunder written and at the request and costs of the Purchasers the Vendors shall produce or give inspection of the same to the Purchasers or their nominee or nominees or anybody claiming through or under them **AND** the Vendors further declare that they shall keep the said title deeds and documents morefully mentioned and described in the Second Schedule hereunder written safe harmless and unobliterated.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land containing an area of 54 Sataks 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 District South 24-Parganas comprised in :-

| Touji Nos. | R.S. Dag Nos. | R.S. Khatian Nos. | L.R. Dag Nos. | L.R. Khatian Nos. | Classification | Area (In Sataks) |
|------------|---------------|-------------------|---------------|-------------------|----------------|------------------|
| 260 | 476 | 791 | 500 | 181 & 225 | Danga | — 8 |
| -do- | 477 | -do- | 501 | -do- | Sali | — 4 |
| -do- | 481 2187 | 898 | 506 | -do- | Bagan | 19 |
| -do- | 482 | 791 | 507 | -do- | Danga | — 17 |
| 256 | 483 | 1412 | 508 | -do- | -do- | — 5 |
| 260 | 490 | 654 | 515 | 225 | -do- | — 1 |
| | | | | | TOTAL : | 54 Sataks |

No. 1234
Date: 10/10/2023
Page No. 1

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and butted and bounded in the manner following :-

| | | |
|----------------------------|---|------------------------------------|
| <u>ON THE NORTH</u> | : | By R.S. Dag No. 668; |
| <u>ON THE EAST</u> | : | By R.S. Dag Nos. 475, 478 and 481; |
| <u>ON THE SOUTH</u> | : | By R.S. Dag No. 452 and |
| <u>ON THE WEST</u> | : | By R.S. Dag Nos. 487, 486 and 484. |

THE SECOND SCHEDULE ABOVE REFERRED TO :

- A] Final Decree passed by the Court of Learned 2nd Sub-Ordinate Judge 24 Parganas at Alipore on the 22nd day of August 1939 in T.S. No.45 of 1939 (Faziran Bibi & Ors. -vs- Gandha Sardar & Ors.).
- B] Bontanama (Deed of Partition) dated the 20th day of November, 1945 made between the said Gandha Sardar therein referred to as the party to the One Part and the said Abdul Motaleb Sardar therein referred to as the party to the Other Part and registered with the Sub-Registrar Baruipur in Book No.1 Being No.5226 for the year 1945.
- C] Bengali Kobala (Deed of Sale) dated the 26th day of July 1948 made between the said Khotejan Bibi therein referred to as the Vendor of the One Part and one Abul Basar Sardar then being minor represented by his natural guardian father Golap Rabbani Sardar therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.1 Volume No.45 Pages 227 to 238 Being No.4035.
- D] Bondobostopatra/Paribarik Babostapatra (Deed of Settlement/ Family Settlement) dated the 3rd day of November, 1983 made between the said Golap Rabbani Sardar therein referred to as the Settlor of the One Part and the said Abul Basar Sardar and Abul Kalam Sardar, therein jointly referred to as the Settles of the Other Part and registered with the Sub-Registry Office of Sonarpur in Book No.1 Volume No.117 Pages 310 to 324 Being No.5599 for the year 1986.

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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 **VENDORS** at Kolkata
in the presence of :

Afsan Sarder
Kumkhal
Narendrapur
Sonar Pur
KOL - 103

Abdul Basar Sarder
Alias Abdul Basar Sarder
(PAN: CPQPS 8872H)
Abul Kalam Sarder
Alias Abdul Kalam Sarder
(PAN: CPQPS 8873G)

Musahid Hossain Sarder

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

Afsan Sarder
Kumkhal
Narendrapur
Sonar Pur
KOL - 103

Musahid Hossain Sarder

Kumkhal
Narendrapur
Sonar pur
KOL - 103

Drafted by :

S. Bandopadhyay
Suprabhat Bandopadhyay
Advocate,
6, Old Post Office Street,
Kolkata-700 001.

WINSOME PLAZA PVT. LTD.
Rahul Kyal,
Director

Indralok Complex Pvt. Ltd.
Rahul Kyal,
Director

Wellbuild Enclave Pvt. Ltd.
Rahul Kyal,
Director

UTILITY COMPLEX PVT. LTD.
Rahul Kyal,
Director

GENERICITY PROJECT PVT. LTD.
Rahul Kyal,
Director

GENERICITY PROJECT PVT. LTD.
Rahul Kyal,
Director

(PAN: AGHPK1359F)

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RECEIVED of and from the within-named Purchasers the within-mentioned sum of Rs. 2,28.69,000/- (Rupees Two Crores Twenty Eight Lacs Sixty Nine Thousand only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

| <u>DATE</u> | <u>CHEQUE NO.</u> | <u>BANK/BRANCH</u> | <u>AMOUNT</u> |
|-------------|-------------------|----------------------------------|----------------------|
| 29.03.2010 | 729069 | Indian Overseas Bank, Posta, Kol | 9,00,000/- |
| 29.03.2010 | 729070 | Indian Overseas Bank, Posta, Kol | 9,00,000/- |
| 29.03.2010 | 729071 | Indian Overseas Bank, Posta, Kol | 3,43,969/- |
| 29.03.2010 | 729072 | Indian Overseas Bank, Posta, Kol | 9,00,000/- |
| 29.03.2010 | 729073 | Indian Overseas Bank, Posta, Kol | 9,00,000/- |
| 29.03.2010 | 729074 | Indian Overseas Bank, Posta, Kol | 3,43,969/- |
| 29.03.2010 | 729075 | Indian Overseas Bank, Posta, Kol | 9,00,000/- |
| 29.03.2010 | 729076 | Indian Overseas Bank, Posta, Kol | 9,00,000/- |
| 29.03.2010 | 729077 | Indian Overseas Bank, Posta, Kol | 3,43,969/- |
| 29.03.2010 | 729079 | Indian Overseas Bank, Posta, Kol | 9,00,000/- |
| 29.03.2010 | 729080 | Indian Overseas Bank, Posta, Kol | 9,00,000/- |
| 29.03.2010 | 729081 | Indian Overseas Bank, Posta, Kol | 3,43,969/- |
| 29.03.2010 | 729066 | Indian Overseas Bank, Posta, Kol | 9,00,000/- |
| 29.03.2010 | 729067 | Indian Overseas Bank, Posta, Kol | 9,00,000/- |
| 29.03.2010 | 729068 | Indian Overseas Bank, Posta, Kol | 3,43,969/- |
| 30.03.2010 | 729094 | Indian Overseas Bank, Posta, Kol | 7,00,000/- |
| 30.03.2010 | 729095 | Indian Overseas Bank, Posta, Kol | 7,00,000/- |
| 30.03.2010 | 729096 | Indian Overseas Bank, Posta, Kol | 7,43,969/- |
| 30.03.2010 | 729092 | Indian Overseas Bank, Posta, Kol | 8,00,000/- |
| 30.03.2010 | 729093 | Indian Overseas Bank, Posta, Kol | 8,67,531/- |
| 30.03.2010 | 729088 | Indian Overseas Bank, Posta, Kol | 8,00,000/- |
| 30.03.2010 | 729089 | Indian Overseas Bank, Posta, Kol | 8,67,531/- |
| 30.03.2010 | 729086 | Indian Overseas Bank, Posta, Kol | 8,00,000/- |
| 30.03.2010 | 729087 | Indian Overseas Bank, Posta, Kol | 8,67,531/- |
| 30.03.2010 | 729090 | Indian Overseas Bank, Posta, Kol | 8,00,000/- |
| 30.03.2010 | 729091 | Indian Overseas Bank, Posta, Kol | 8,67,531/- |
| 30.03.2010 | 729082 | Indian Overseas Bank, Posta, Kol | 8,00,000/- |
| 30.03.2010 | 729083 | Indian Overseas Bank, Posta, Kol | 8,67,532/- |
| 30.03.2010 | 729084 | Indian Overseas Bank, Posta, Kol | 8,00,000/- |
| 30.03.2010 | 729085 | Indian Overseas Bank, Posta, Kol | 1,67,532/- |
| | | | 2,28,69,000/- |

(RUPEES TWO CRORES TWENTY EIGHT LACS SIXTY NINE THOUSAND ONLY).

WITNESSES :

Afsan Sardan
Muzamid Hassan Sardan












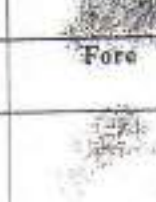
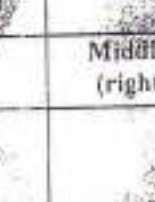


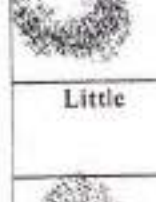
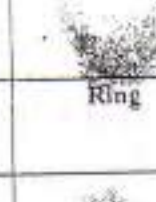
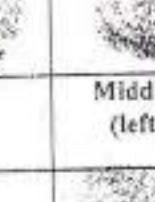
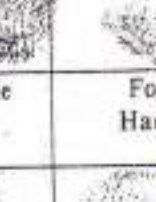
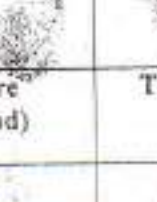

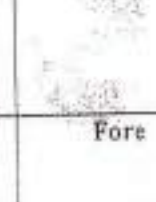
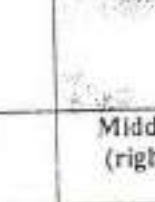
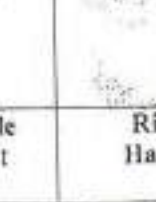










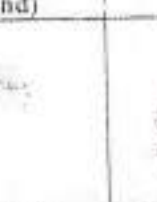
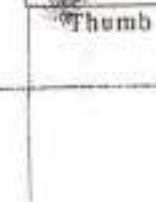
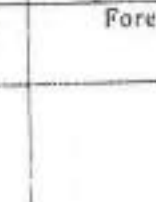
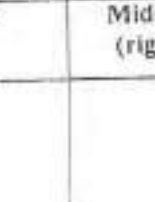
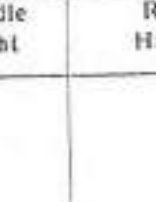
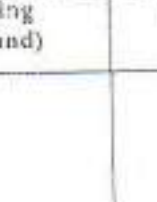
Abdul Basar Sardan
alias - Abdul Basar Sardan
Abdul Kalam Sardan
alias Abdul Kalam Sardan

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SPECIMEN FORM FOR TEN FINGERPRINTS

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|----|---|---|---|--|---|---|
| 1. | Abul Bakar Sarder Abis. Abdul Bakar Sarder |  |  |  |  |  |
| | | Little | Ring | Middle (left) | Fore Hand | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (right) | Ring Hand | Little |
| 2. | Abul Kalam Sarder Alan Abul Kalam Sarder |  |  |  |  |  |
| | | Little | Ring | Middle (left) | Fore Hand | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (right) | Ring Hand | Little |
| 3. | Rahim Mughal |  |  |  |  |  |
| | | 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 |

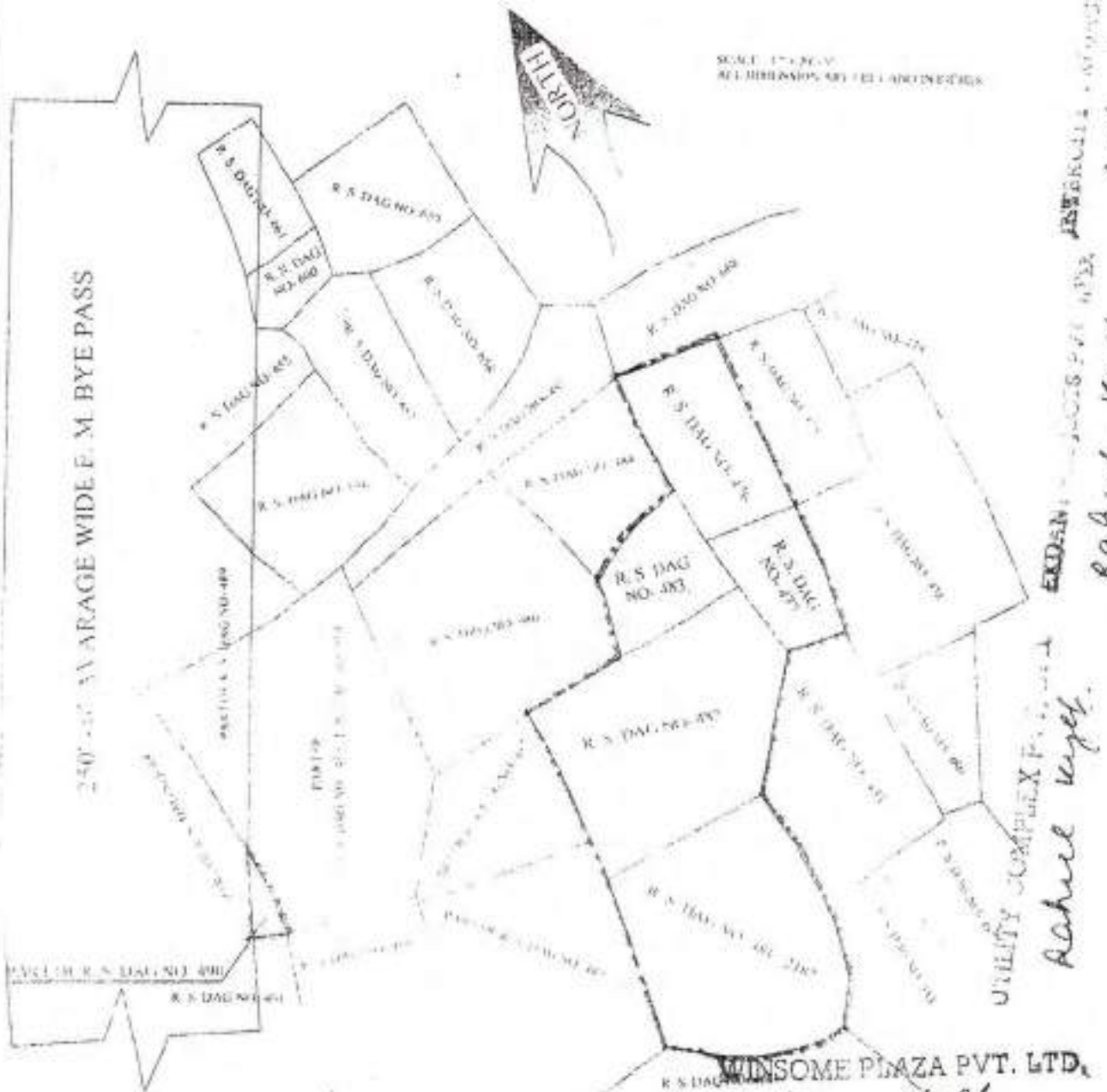
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SITE PLAN OF FOLLOWING DAG AT MOUZA- KUMRAKHAI, J. L. NO.-48, UNDER, P. S. SONARPUR, WARD NO.-27, RAJPUR SONARPUR MUNICIPALITY AREA AS SHOWN WITH RED BORDER

| Touji Nos. | R.S. Dag Nos. | R.S. Khatian Nos. | L.R. Dag Nos. | L.R. Khatian Nos. | Classification | Area (In Sataks) |
|----------------|---------------|-------------------|---------------|-------------------|----------------|------------------|
| 260 | 476 | 791 | 500 | 181 & 225 | Danga | 8 |
| -do- | 477 | -do- | 501 | -do- | Sali | 4 |
| -do- | 481 2187 | 898 | 506 | -do- | Bagan | 19 |
| -do- | 482 | 791 | 507 | -do- | Danga | 17 |
| 256 | 483 | 1412 | 508 | -do- | -do- | 5 |
| 260 | 490 | 654 | 515 | 225 | -do- | 1 |
| TOTAL : | | | | | | 54 Sataks |



Abul Basar Sarker
Ali. Abdul Basar Sarker
Abul Kalam Sarker
Ali. Abdul Kalam Sarker
 SIGNATURE OF THE VENDORS

WINDSOME PLAZA PVT. LTD.
Rahul Upreti
 Director
 Wellbuddy Pvt. Ltd.
Rahul Upreti
 Director
 Indralok Complex Pvt. Ltd.
Rahul Upreti
 SIGNATURE OF THE PURCHASERS

RAHUL UPRETI
 RAHUL UPRETI
 RAHUL UPRETI

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 3082 to 3102
being No 02579 for the year 2010.




(Dulal Chandra Saha) 08-April-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

Handwritten notes in the top right corner, including the number 100.

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