

03721

1/4339/2010

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 969767

For registration of documents, the Government of West Bengal has issued the following instructions:-  
1. The documents to be registered should be accompanied by the prescribed fee.  
2. The documents should be submitted to the Registrar or Sub-Registrar, as the case may be, within the prescribed time.

n/c 672/10  
R. 9490/10  
4-41

Registrar Sub Registrar-1  
S. Registrar U/S 7 (2) of  
Registration ACT 1908  
District South 24 Parganas  
3 JUN 2010

Registrar Sub Registrar-1  
S. Registrar U/S 7 (2) of  
Registration ACT 1908  
District South 24 Parganas  
3 JUN 2010

**THIS INDENTURE** made this 31<sup>st</sup> day of May, Two Thousand Ten **BETWEEN RIAKAT HOSSAIN alias RIYAKAT MONDAL**, son of the Late Sadek Ali, residing at Village Majher Para, Ward 25, Sonarpur, Police Station Sonarpur, District South 24-Parganas, 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 INOX HOUSING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office

JTD A. 250.00  
J(2) A. 300.00  

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A. 550.00

Realised on 31.5.10  
A. 550.00  
01.6.10



27202

VICTOR MOSES & CO.  
Solicitors & Advocates  
6, Old Post Office Street  
Kolkata-700001

NAME.....  
ADD/ADV.....  
RS.....

17 MAY 2010

SURANJAN K. FERJEE

Licensed Stamp Vendor

C. C. Court

2 & 3, K. S. Road

Rahul Ray



978

IFEX HOUSING PVT. LTD.

Rahul Ray

Director



979

Riqaat Hossain (alias)  
Riqaat Hossain Mondal



West Bengal Sub-Registrar  
U/S 17 (2) of  
Registration ACT 1908  
District, South 24 Parganas  
31 MAY 2010

Suyil Ray  
So Kale M.M. Ray  
6, old Post office St.  
Kolkata - 700001.  
(los v. 10)





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

Endorsement For Deed Number : I - 04339 of 2010  
(Serial No. 03721 of 2010)

On 31/05/2010

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

Presented for registration at 16.41 hrs on :31/05/2010, at the Private residence by Rahul Kyal ,Claimant.

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

Execution is admitted on 31/05/2010 by

1. Riakat Hossain Alias Riyakat Mondal, son of Lt. Sadek Ali , Majherpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
2. Rahul Kyal  
Director, Inox Housing Pvt Ltd, 55/1a,strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .  
, By Profession : ----

Identified By Sujit Roy, son of Lt. M.m. Roy, 6,old Post Office St, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Service.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

On 01/06/2010

**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.-1600000/-

Certified that the required stamp duty of this document is Rs.- 96010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

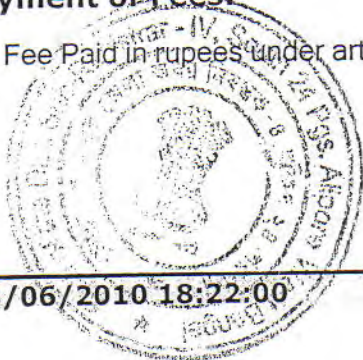
On 03/06/2010

**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) = 17589/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 03/06/2010



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

03/06/2010 18:22:00

EndorsementPage 1 of 2

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

Endorsement For Deed Number : I - 04339 of 2010  
(Serial No. 03721 of 2010)

**Deficit stamp duty**

Deficit stamp duty Rs. 96000/- is paid, by the draft number 045824, Draft Date 31/05/2010, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 03/06/2010

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



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

03/06/2010 18:22:00

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at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 096, having PAN AACCI2659C, represented by its Director Rahul Kyal, son of Bal Krishan 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** :

**WHEREAS :**

A. One Ali Mohammad Sardar and Hasina Khatun Bibi 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 6½ 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 Nos.	Area
453	352	5 Sataks
457	-do-	1½ Sataks
	<b>Total :</b>	<b>6½ Sataks</b>

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

B. By a Bengali Kobala (Deed of Sale) dated the 28<sup>th</sup> day of December 1973 made between the said Ali Mohammad Sardar and Hasina Khatun Bibi therein jointly referred to as the Vendors of the One Part and the Vendor herein therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Sonarpur in Book No.I Volume No.65 Pages 176 to 179 Being No.4373 for the year 1973, the Vendors therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein All That the said land containing an area of 6½ Sataks, be the same a little more or less, more fully and particularly described in the Schedule hereunder written, absolutely and forever.

C. The Vendor herein has recorded his name in the office of the Block Land and Land Reforms Officer Sonarpur and remained in peaceful possession of All That the said land containing an area of 7 Sataks, be the same a little more or less.

D. Thus the Vendor herein is now seized and possessed of or otherwise well and sufficiently entitled to All That the said land containing an area of 7 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 of South 24-Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian No.	Area
453	352	475	1185	5 Sataks
457	-do-	481	-do-	2 Sataks
			<b>Total :</b>	<b>7 Sataks</b>



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

E. The Vendor has agreed to sell and the Purchaser has agreed to purchase All That the said land containing an area of 7 Sataks, be the same a little more or less 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.16,00,000/- (Rupees Sixteen Lacs only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 16,00,000/- (Rupees Sixteen 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** piece and parcel of land containing an area of 7 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 of South 24-Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian No.	Area
453	352	475	1185	5 Sataks
457	-do-	481	-do-	2 Sataks
			<b>Total :</b>	<b>7 Sataks</b>

as 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 appurtenant 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 Vendor or any other person or persons from whom they may procure the same without any action or





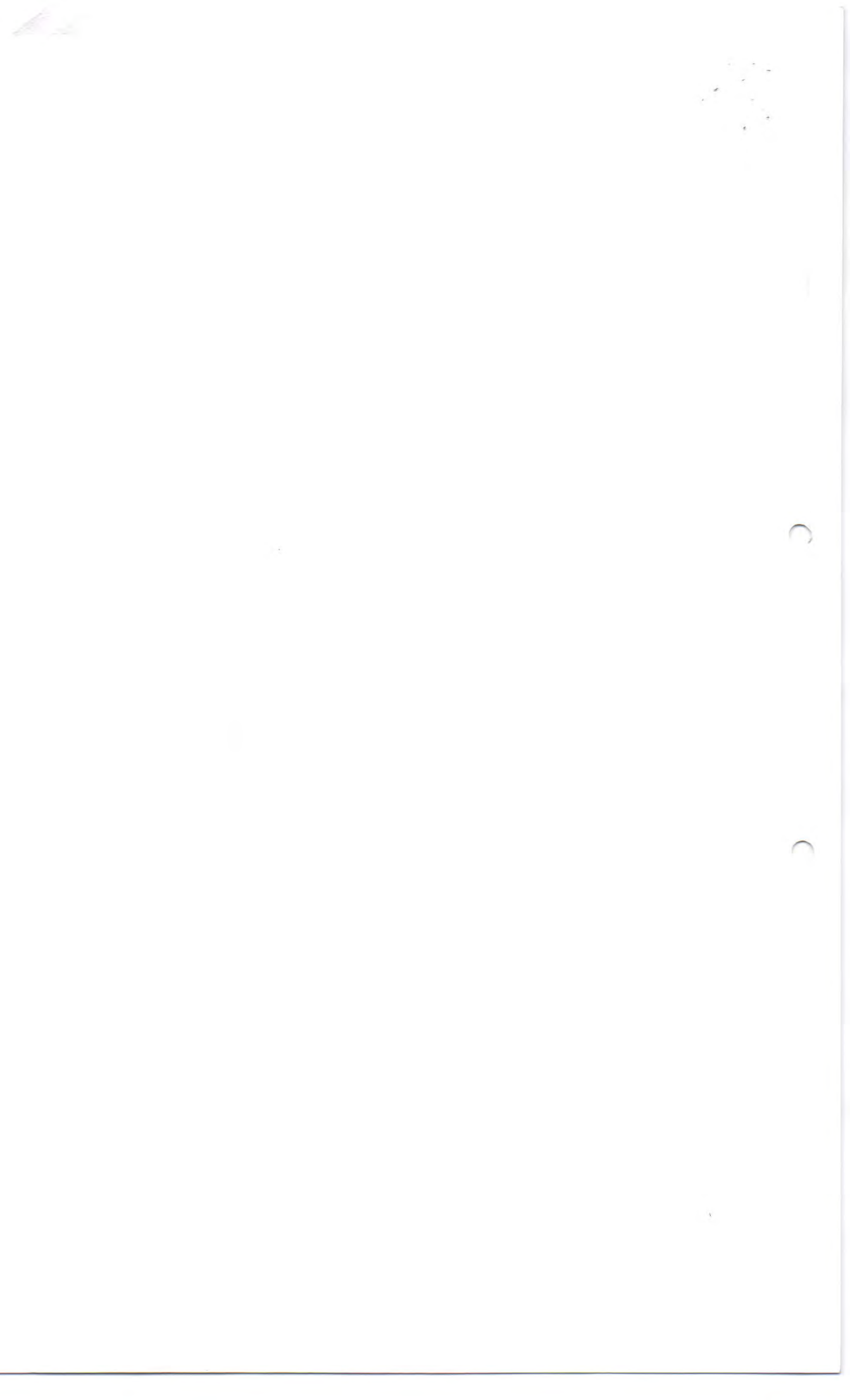
suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** 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 Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for 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** piece and parcel of land containing an area of 7 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 of South 24-Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian No.	Classification	Area
453	352	475	1185	Doba	5 Sataks
457	-do-	481	-do-	Danga	2 Sataks
				<b>Total :</b>	<b>7 Sataks</b>

and butted and bounded in the manner following :-





**ON THE NORTH** : By R.S. Dag Nos. 480 & 481;  
**ON THE EAST** : By R.S. Dag No. 458;  
**ON THE SOUTH** : By R.S. Dag Nos. 454 & 456 and  
**ON THE WEST** : By R.S. Dag No. 452.

**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 :

Sugit Ray  
 6, old Post office St.  
 Kolkata - 700001

Riakat Hossain ( )  
 Riyakat Mondal.

2) KHOKON SARDAR *Sardar*  
 BONHOOGHLY, SONARPUR  
 KOL-700103

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

Sugit Ray

*Sardar*

FOX HOUSING PVT. LTD.  
*Rahul Kyal*  
 Director

**Drafted by :**

*S. Bandyopadhyay*

Suprabhat Bandyopadhyay  
 Advocate.

Victor Moses & Co.,  
 Solicitors & Advocates,  
 6, Old Post Office Street,  
 Kolkata-700 001.

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**RECEIVED** of and from the within-named Purchasers the within-mentioned sum of Rs. 16,00,000/- (Rupees Sixteen Lacs 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>
29.05.2010	729242	Indian Overseas Bank, Posta, Kolkata	Rs. 8,00,000/-
29.05.2010	729243	-Do-	Rs. 8,00,000/-
		<b>Total :</b>	<b>Rs. 16,00,000/-</b> =====

(RUPEES SIXTEEN LACS ONLY).

Riyakat Hossain alias  
Riyakat Mondal.

**WITNESSES :**

Sujit Ray

Sandar

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 3834 to 3844  
being No 04339 for the year 2010.



  
(Dulal Chandra Saha) 03-June-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal





















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SPECIMEN FORM FOR TEN FINGERPRINTS

1.	Rahul Singh					
		Little	Ring	Middle (left)	Fore Hand	Thumb
	Rishat Hossein alias Riyazat Mondal					
		Thumb	Fore	Middle (right)	Ring Hand	Little
2.						
		Little	Ring	Middle (left)	Fore Hand	Thumb
3.						
		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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#####  
DATED THIS 31<sup>st</sup> DAY OF MAY 2010  
#####

B E T W E E N

RIAKAT HOSSAIN alias RIYAKAT MONDAL  
... Vendor.

A N D

INOX HOUSING 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.



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