

01640

T-125/33
2010

9

683, 684



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

7 (A) Rs. 2500/- G 797958
 7 (B) Rs. 900/-
 Rs. 3600/-

V/c
 9, 3993/10
 5-16/10
 2/10/10

As per
 12/3/10
 Sd/-
 1000/1000
 1000/1000

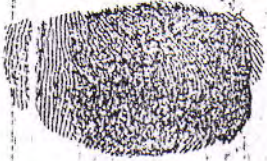
Dated 12.3.10

THIS INDENTURE made this 11th day of March Two Thousand Ten BETWEEN MAHABUB ALI MOLLA, son of the Late Ahadat Ali Molla, residing at Village Partabad, Garia, 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 (1) WINSOME TOWERS PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, having its registered office

Witnessed and signed by me
 the undersigned, a Justice of Peace for the District of South 24 Parganas, on this 11th day of March 2010.

14/4/10

Raju Sharma



403

Subject	
Address	
Value	4 MAR 2010
Rate	
Stamp	

VIC...
6. C...
Calcutta - 700001

WINSOME TOWERS PVT. LTD.

Raju Sharma
Director

11.3.10

WINSOME PROJECTS PVT. LTD.

Raju Sharma
Director

WINSOME PROJECTS PVT. LTD.

Raju Sharma
Director



404

Makalub De Molla

Registrar of Companies
Registrar U/S 7 (2) of
Registration Act 1956
Kolkata, South 24 Park Street
21 MAR 2010

~~(Signature of Makalub De Molla)~~

Susmit Ray
370 Kale M. M. Ray
6, West Park Office 2/1
Kolkata - 700001. (Form)



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24 PARGANAS
District: South 24 Parganas
Endorsement For Deed Number : I - 01828 of 2010
(Serial No. 01640 of 2010)

On 11/03/2010

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

Presented for registration at 17.16 hrs on 11/03/2010, at the Private residence by Raju Sharma
Claimant.

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

Execution is admitted on 11/03/2010 by

1. Mahabub Ali Molla, son of Lt. Ahadat Ali Molla , Fartabad Garia, , Village:Fartabad Garia,
Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By
Profession: Others

2. Raju Sharma

Director, Winsome Towers Pvt Ltd, 122/1r,satyendra Nath Majumder Sarani, , Thana:-Tollygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026 .

Director, Winsome Enclave Pvt Ltd, 122/1r,satyendra Nath Majumder Sarani, , Thana:-Tollygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026 .

Director, Winsome Projects Pvt Ltd, 122/1r,satyendra Nath Majumder Sarani, , Thana:-Tollygunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026 .
By Profession: Others

Identified By S. 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 12/03/2010

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) = 41921/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 12/03/2010

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. 3811500/-



(Dulal Chandra Saha)

DISTRICT SUB-REGISTRAR-IV
Endorsement Page 1 of 2

12/03/2010 18:30:00





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

Endorsement For Deed Number : 1 - 01823 of 2010

(Serial No. 01640 of 2010)

Certified that the required stamp duty of this document is Rs.- 266815 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 266815/- is paid, by the draft number 038085, Draft Date 11/03/2010, Bank Name State Bank Of India, Calcutta, received on 12/03/2010

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



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

12/03/2010 18:30:00

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at premises No. 122/1R, Satyendra Nath Majumdar Sarani (formerly known as Manoharpur Road), P.S. Tollygunge, Kolkata-700 026, PAN AAACW9275G, (2) WINSOME ENCLAVE 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), P.S. Tollygunge, Kolkata-700 026, PAN AAACW9307R, AND (3) WINSOME PROJECTS 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), P.S. Tollygunge, Kolkata-700 026, PAN AAACW9273A, represented by its Director Raju Sharma, hereinafter 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 successor or successors-in-interest and assigns) of the OTHER PART :

WHEREAS :

A. One Safar Uddin Laskar 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 21 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 :-

R.S. Dag Nos.	R.S. Khatian No.	Classification	Area
683	293	Doba	19 Sataks
684	-do-	Danga	2 Sataks
	Total :		21 Sataks

(hereinafter collectively referred to as the said land).

B. The said Safar Uddin Laskar died intestate leaving him surviving his only son namely Abdul Hamid Laskar and only daughter Ayesha Khatun Bibi as his surviving legal heirs, heiress and legal representatives who inherited amongst others All That the said land in their respective proportions.

C. By a Registered Bengali Kobala (Deed of Sale) dated the 12th day of April 1944 made between the said Abdul Hamid Laskar and Ayesha Khatun Bibi therein jointly referred to as the Vendors of the One Part and one Mohammad Habibur Rahman Sardar and Mujafer Rahman Sardar therein jointly referred to as the Purchasers of the Other Part and

(~~Arabic to English~~
~~Arabic to English~~)



Registrar
District Sub Registrar-1,
R.O. Registrar U/SY (2) of
Registration Act 1908
District, South SA Region
77 MAR 2010

the Vendors therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchasers therein amongst others All That the said land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

D. By another Bengali Kobala (Deed of Sale) dated the 5th day of June 1953 made between the said Mohammad Habibur Rahaman Sardar and Mujibar Rahaman Sardar 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 Baruipur in Book No.1 Volume No.42 Pages 239 to 243 Being No.4174 for the year 1953, the Vendors 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 said land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

E. 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 21 Sataks be the same a little more or less (hereinafter collectively referred to as **the said land**) free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature.

F. The Vendor has agreed to sell and the Purchasers have agreed to purchase 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.37,50,000/- (Rupees Thirty Seven Lacs Fifty Thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.37,50,000/- (Rupees Thirty Seven Lacs Fifty Thousand only) of the lawful money of the Union of India well and truly paid by the Purchasers 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 Purchasers and the said land) the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers **All That** the piece and parcel of land containing an area of 21 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 North 24-Parganas comprised in :-



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Assistant Engr Registered
Engr. Rogelio V/S T (R) of
Registration No. 1000
P.O. Box 100, Manila
21 MAR 2010

R.S. Dag Nos.	R.S. Khatian No.	L.R. Dag Nos.	L.R. Khatian No.	Classification	Area
683	293	716	984	Doba	19 Sataks
684	-do-	717	-do-	Danga	2 Sataks
TOTAL :					21 Sataks

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, pattals, 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 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 Vendor



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UNIVERSITY OF SOUTH FLORIDA
LIBRARY
1000 11th St
Tampa, FL 33620

well and sufficiently indemnified of from and against all manner 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 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 SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land containing an area of 21 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 North 24-Parganas comprised in :-

R.S. Dag Nos.	R.S. Khatian No.	L.R. Dag Nos.	L.R. Khatian No.	Classification	Area
683	293	716	984	Doba	19 Sataks
684	-do-	717	-do-	Danga	2 Sataks
				TOTAL :	21 Sataks

and butted and bounded in the manner following :-

ON THE NORTH : By R.S. Dag No. 682;

ON THE EAST : By R.S. Dag No. 691/2258 & 691;

ON THE SOUTH : By R.S. Dag No. 685 and

ON THE WEST : By R.S. Dag No. 674.



[Handwritten signature]

REGISTRAR GENERAL - IV
Office Registrar General (3) of
Srinagar
Jammu & Kashmir
1980

IN WITNESS WHEREOF the Vendor hereto has heretofore set and subscribed his hands and seal the day month and year first above written.

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

Mahabub H. Molla

1) *Sariful Anam Molla*
Fortabad, P.O. - Garia, P.S. - Sonarpur
Kolkata - 700081

2) *Sariful Anam Molla*
Fortabad, P.O. - Garia, P.S. - Sonarpur
Kolkata - 700081

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

1) *Sariful Anam Molla*

2) *Sariful Anam Molla*

Drafted by :

S. Bandopadhyay
Suprabhat Bandopadhyay
Advocate,
High Court, Calcutta.

Windsor Projects Pvt. Ltd.
Page 1 of 1
Director

WINDSOR PROJECTS PVT. LTD.
Page 1 of 1
Director

WINDSOR PROJECTS PVT. LTD.
Page 1 of 1
Director



[Handwritten signature]
Registrar of Companies - 17, South India
சென்னை
23 MAR 2019

RECEIVED of and from the within-named Purchasers the within-mentioned sum of Rs.37,50,000/- (Rupees Thirty Seven Lacs Fifty Thousand only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

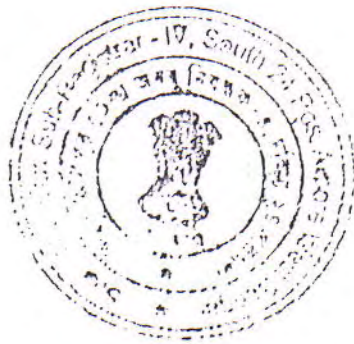
<u>DATE</u>	<u>CHEQUE NO.</u>	<u>BANK/BRANCH</u>	<u>AMOUNT</u>
09.03.10	728899	Indian Overseas Bank, Posta Branch.	9,00,000/-
09.03.10	728900	- do-	3,50,000/-
09.03.10	728901	- do-	9,00,000/-
09.03.10	728902	- do-	3,50,000/-
09.03.10	728903	- do-	9,00,000/-
09.03.10	728904	- do-	3,50,000/-
		TOTAL: RS.	37,50,000/- =====

(Rupees Thirty Seven Lacs Fifty Thousand only).

WITNESSES:

- 1) Saricful Anam Mulla
- 2) Saricfat Anam Mulla

Mahabub Ali Mulla

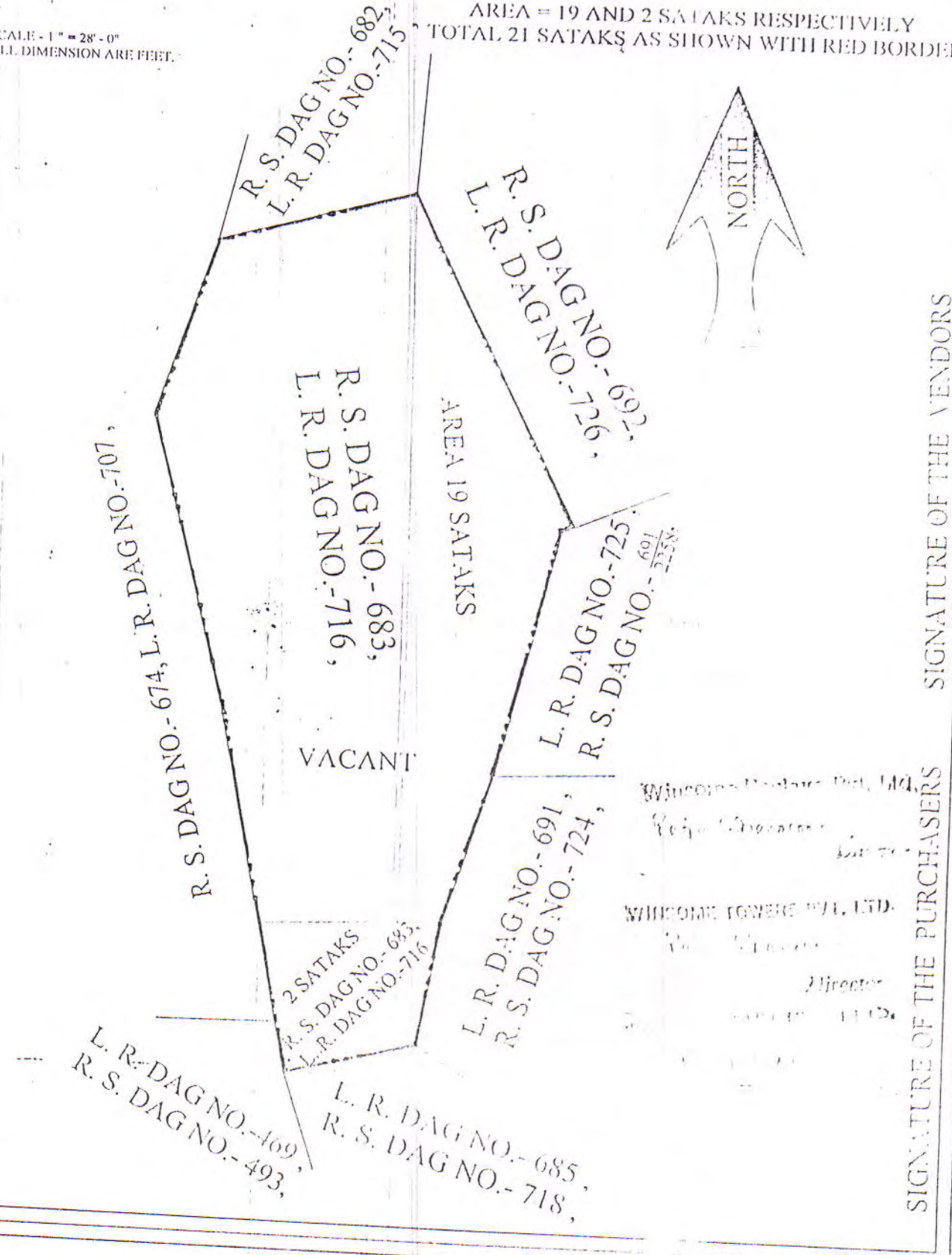
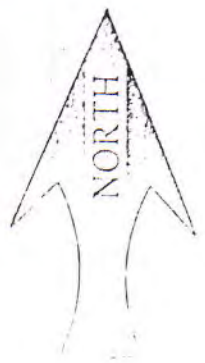


of
Registrar and Registrar-IV
S.D. Registrar U/SY (2) of
Registration ACT 1956
Bangalore
31 MAR 2010

"SITE PLAN OF R. S. DAG NO.- 683 AND 684, L. R. DAG NO.-716 AND 717,
 AT MOUZA- KUMRAKHALI, J. L. NO.-48, UNDER R. S. KHATIAN NO.- 293,
 L. R. KHATIAN NO.- 984, P. S. SONARPUR, WARD NO.-27,
 RAJPUR SONARPUR MUNICIPALITY

AREA = 19 AND 2 SATAKS RESPECTIVELY
 TOTAL 21 SATAKS AS SHOWN WITH RED BORDER

SCALE - 1" = 28' - 0"
 ALL DIMENSION ARE FEET.



SIGNATURE OF THE VENDORS

SIGNATURE OF THE PURCHASERS

WINDSONE BUILDERS PVT. LTD.
 Project Director

WINDSONE TOWERS PVT. LTD.
 Director

Maharajendra Ali Shrivastava



Registrar of Companies
Registrar U/S 1 (2) of
Registration Act 1956
24 February
21 MAR 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 1477 to 1489
being No 01823 for the year 2010.



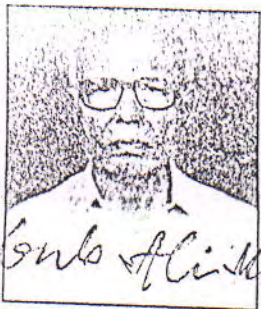
ASA

(Dulal Chandra Saha) 18-March-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal



SPECIMEN FORM FOR TEN FINGERPRINTS

1.



Little	Ring	Middle (left)	Fore Hand)	Thumb
Thumb	Fore	Middle (right)	Ring Hand)	Little

2.



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




Registrar of Companies - 17, South 24, Post, Bangalore
Registrar U/S 7 (2) of
Registration ACT 1938
27 MAR 2010