

40 1-10632/10



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

14910 G 317337

8-15 P.m.
22.01.10
NO-246/10-

786925
म.व.

Certified that the Document is admitted to Register in the Big and Small Court and the enclosed Stamps attached to this document are the part of this Document

[Signature]
Additional Registrar
of Assurances-1, Kolkata
28.01.10

THIS INDENTURE made this 22nd day of January Two Thousand Ten **BETWEEN KADER SARDAR alias HAZI ABDUL KADER SARDAR**, son of the Late Motaleb Sardar, residing at Majher Para, Ward No. 25, Sonarpur South 24-Parganas, 700 103, 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 LINGRAJ PROPERTIES PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, having its registered office

8744
175

8919
600
9869

J.V.M.
24/1/10
6:30

122702

Address	
Value	15 JAN 2010
	

VICTORIA ROAD
 6, Old Market, Kolkata
 Calcutta - 700001

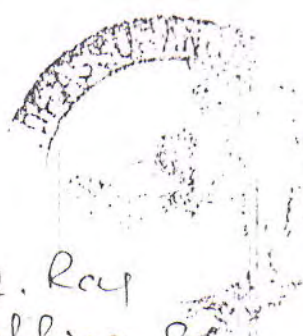
Umik Kyal

for Lingraj Properties Pvt. Ltd.
 Umik Kyal
 Director



311C

Kancher. Sander Alias: Holi
 Hledul. Kancher Sander



311C

Additional Registrar of Companies, Kolkata
22 JAN 2010

Seyil-Roy
 870 Kale M. M. Roy
 b. old Park abhice St.
 Kolkata - 700001
 (Service)

at premises No. 55/1A, Strand Road, Kolkata-700 006, represented by its Director Umesh 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 successor or successors-in-interest and assigns) of the **OTHER PART** :

WHEREAS :

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 5 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.1520 comprised in R.S. Dag No.485 appurtenant to R.S. Khatian No.771 Police Station Sonarpur in the then District of 24-Parganas (hereinafter referred to as the **said 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 land in their respective proportions.

C. By a Bengali Kobala (Indenture of Conveyance) dated the 29th day of June 1955 made between the said Golam Jilani Sardar, Achiya Khatoon and Sobejan 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 Baruipur in Book No.I Volume No.62 Pages 10 to 12 Being No.4726 for the year 1955, 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 undivided part or share in the said land wrongly mentioned as 5 Sataks be the same a little more or less, more fully and particularly described in the Schedule thereunder written, absolutely and forever.

D. In reality by the aforesaid recited Kobala undivided 78% share in the said land representing 3.9 Sataks was transferred thereunder.

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

F. By a Bengali Kobala (Indenture of Conveyance) dated the 4th day of November 1961 made between the said Abdul Kurdush and Sk. Abdul Quasem therein jointly referred to as the Vendors of the One Part and



Hazi Abdul Kalam Sardar
Hazi Abdul Kalam Sardar



Umesh Kyal

757.650 r/x
Wife 5 → 2.19
Son 1.09
3.9



[Handwritten signature]

**Additional Registrar of
Assurances-1, Kolkata**
22 JAN 2010

the Vendor herein therein referred to as the Purchaser of the Other Part and registered with the District Registrar Alipore in Book No.I Volume No.57 Pages 220 to 223 Being No.3184 for the year 1961, 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 undivided part or share in the said land wrongly mentioned as 2 Sataks be the same a little more or less, more fully and particularly described in the Schedule thereunder written, absolutely and forever.

G. In reality by the aforesaid recited Kobala undivided 22% share in the said land representing 1.1 Sataks was transferred thereunder.

H. 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.

I. Thus the Vendor herein is now seized and possessed of or otherwise well and sufficiently entitled to All That the said land free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trusts whatsoever nature.

J. The Vendor has agreed to sell said land and the Purchaser has agreed to purchase the said land free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trusts of whatsoever nature at and for the consideration of Rs. 7,56,925/- (Rupees Seven Lacs Fifty Six Thousand Nine Hundred Twenty Five only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 7,56,925/- (Rupees Seven Lacs Fifty Six Thousand Nine Hundred Twenty Five 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 5 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.1520 comprised in R.S. Dag No.485 appertaining to R.S. Khatian No.771 corresponding to L.R. Dag No.510 appertaining to L.R. Khatian No.183 Police Station Sonarpur in the District of South 24-Parganas 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 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,



Signature

Additional Register of
Assessors-I, Kolkata
22 JAN 2010

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 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 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.



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**Additional Registrar of
Assurances-I, Kolkata**
22 JAN 2010

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land containing an area of 5 Sataks be the same a little more or less, ^{100 sq. ft. + 1/20 sq. ft.} classified as 'Danga' situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.1520 comprised in R.S. Dag No.485 appertaining to R.S. Khatian No.771 corresponding to L.R. Dag No.510 appertaining to L.R. Khatian No.183 Police Station Sonarpur in the District of South 24-Parganas and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon and butted and bounded in the manner following :-

ON THE NORTH : By R.S. Dag Nos. 658 and 667;
ON THE EAST : By R.S. Dag No. 668;
ON THE SOUTH : By R.S. Dag Nos. 484 and 486;
ON THE WEST : By R.S. Dag Nos. 657 and 656.

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

SIGNED AND DELIVERED

by the **VENDOR** at Kolkata
in the presence of :

Seyid Rej
6, old Pan-ahice St.
Kolkata - 700001.

Bimal Kumar Bhawanwala
75, Bl'D' Bangur Avenue
Kolkata - 700055

Kanchan Sanyal Abul. Hagi

Abdul. Kader Sanyal

SIGNED AND DELIVERED

by the **PURCHASER** at Kolkata
in the presence of :

Seyid Rej

Bimal Kumar Bhawanwala

for Lingraj Properties Pvt. Ltd.

Umesh Kyal
Director

Drawn by,

Amlan Mondal

Advocate.

District Court, Calcutta.

Umesh Kyal

910

**Additional Registrar of
Assurances-I, Kolkata**
22 JAN 2010

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.7,56,925/- (Rupees Seven Lacs Fifty Six Thousand Nine Hundred Twenty Five only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

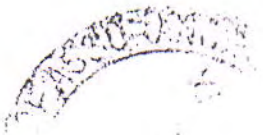
<u>DATE</u>	<u>CHEQUE NO.</u>	<u>BANK/BRANCH</u>	<u>AMOUNT</u>
21.01.2010	728760	Indian Overseas Bank Kolkata-Central CLG. OFFICE	Rs.7,56,925.00
			----- Rs.7,56,925.00 =====

(Rupees Seven Lacs Fifty Six Thousand Nine Hundred Twenty Five only).

WITNESSES :

Sujit Roy
Bimal Kumar Bhattacharya






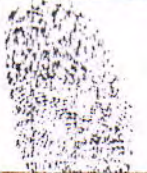




























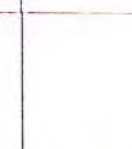
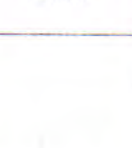
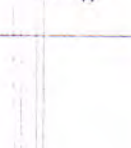
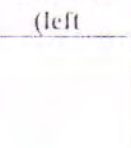
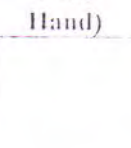
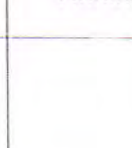
Kanchan Banerjee Alias Haji
Anand Kumar Banerjee



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**Additional Registrar of
Assurances-1, Kolkata**
22 JAN 2010

SPECIMEN FORM FOR TEN FINGERPRINTS

1.	<i>Amish Koyal</i>					
		Little	Ring	Middle (left)	Fore Hand	Thumb
						
		Thumb	Fore	Middle (right)	Ring Hand	Little
2.	<i>Kumar - Sardar - Alias Haji Abdul Karim - Sardar</i>					
		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

GH



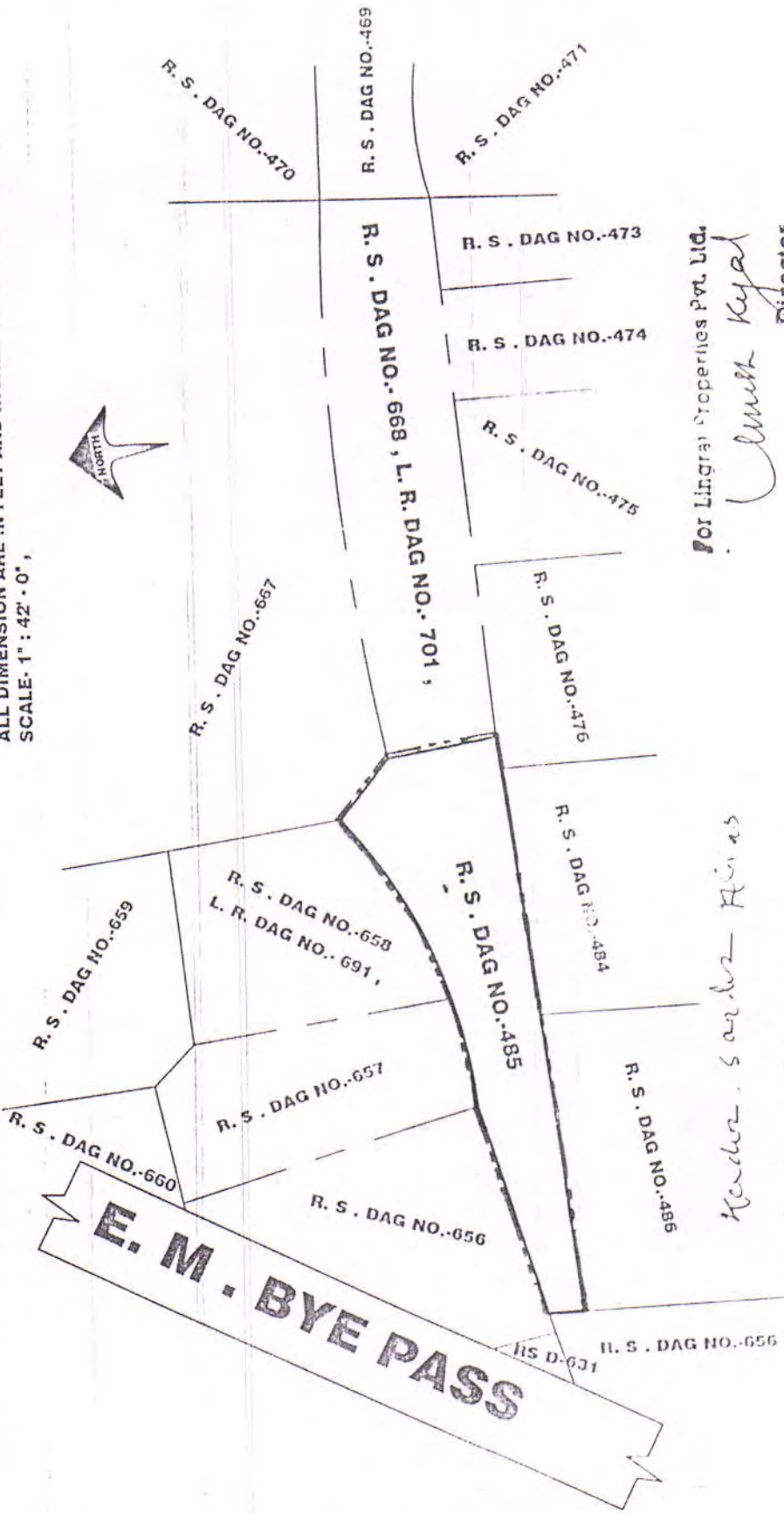
**Additional Registrar of
Assurances-I, Kolkata**
22 JAN 2010

SITE PLAN OF FOLLOWING DAG NOS AND KHATIAN NOS. AT MOUZA ~ KUMRAHALI, J. L. NO. ~ 48, WADR NO. ~ 27;

TOUZI NOS.	R. S. DAG NOS.	R. S. KHATIAN NOS.	L. R. DAG NOS.	L. R. KHATIAN NOS.	AREA	
1520	485	771	510	183	5 DECIMELS	
SHOWN AS WITH RED BORDER					TOTAL	5 DECIMELS

UNDER P. S. - SONARPUR, DIST. - SOUTH 24 PGS. AND MUNICIPALITY - RAJPUR SONARPUR,

ALL DIMENSION ARE IN FEET AND INCHES OTHER WISE STATED,
SCALE: 1" : 42' - 0"



For Lingraj Properties Pvt. Ltd.

Umesh Koyal
Director

SIGNATURE OF PURCHASER

Kandoo Sarda Rinas

Haji Akbar Kadar, Sarda

SIGNATURE OF VENDOR

Abdoul Fatah
Kouyate, Kadiou
2 2 JAN 2010

ATC

For 5000000



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00652 of 2010
(Serial No. 00490 of 2010)

On 22/01/2010

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

Presented for registration at 20.15 hrs on :22/01/2010, at the Private residence by Umesh Kyal,Claimant.

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

Execution is admitted on 22/01/2010 by

1. Kader Sardar Alias Hazi Abdul Kader Sardar, son of Lt. Motalab Sardar , Majhi Para Road, CALCUTTA, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Others
2. Umesh Kyal, Director, Lingraj Properties Pvt. Ltd.55/1 A, Strand Road, CALCUTTA, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Profession : Others
Identified By Sujit Ray, son of Lt. M. M. Ray, Old Post Office Street, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Service.

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

On 27/01/2010

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.-786925/-

Certified that the required stamp duty of this document is Rs.- 47236 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

On 28/01/2010

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 8646/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 28/01/2010

Deficit stamp duty

Deficit stamp duty Rs. 47236/- is paid 03405422/01/2010 STATE BANK OF INDIA, Kolkata, received on 28/01/2010

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

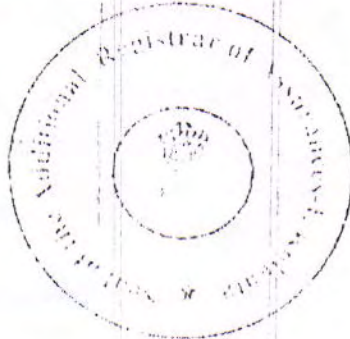
28 JAN 2010
(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

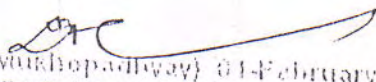
28/01/2010 16:37:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1
- D Volume number 2
Page from 6251 to 6262
being No 00652 for the year 2010.




(P. K. Mukhopadhyay) 01 February 2010
JUN. REGISTRAR OF ASSURANCE-1
Office of the R.A., KOLKATA
West Bengal

DATED THIS 22nd DAY OF January 2010
#####

B E T W E E N

KADER SARDAR alias HAZI ABDUL
KADER SARDAR ... Vendor.

A N D

LINGRAJ PROPERTIES 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.

