06044 1/25/00 T0318.27 Rs. 100 एक सौ रुपये ONE ক. 100 HUNDRED RUPEES भारत INDIA INDIA NON JUDICIAL পশ্চিমুবজা पश्चिम ब्रंगाल WEST BENGAL sertified that the documents is admirate to registration. The signature sheets and the endorsement sheets attached this document are part of this occuments. District Sub-Registrar-17 THIS INDENTURE made this 23 adday of Auditor Two Thousand

Ten BETWEEN (1) RAHIMA SARDAR, widow of the Late Abdul Latif Sardar, residing at Majher Para, Ward 25, Sonarpur, Police Station Sonarpur, District South 24 Parganas, (2) NAZIRA KHATUN BIBI alias NAJIRUNNESSA, wife of Alauddin Molla, residing at Majher Para, Ward 25, Sonarpur, Police Station Sonarpur, District South 24 Parganas, (3) ABDUL HANIF SARDAR, (4) ABDUL HABIB SARDAR, (5) ABDUL SABIR

SARDAR, all sons of the Late Abdul Latif Sardar, all residing at Majher Para, Ward 25, Sonarpur, Police Station - Sonarpur, District South 24

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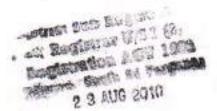


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Government Of West Bengal Office Of the D.S.R.-IV SOUTH 24-PARGANAS

District:-South 24-Parganas

Endorsement For Deed Number: I - 06752 of 2010

(Serial No. 06044 of 2010)

On 23/08/2010

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

Presented for registration at 17.29 hrs on :23/08/2010, at the Private residence by Mr Rahul Kyal Claimant.

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

Execution is admitted on 23/08/2010 by

- Rahima Sardar, wife of Late Abdul Latif Sardar, Majer Para, RAJPUR-SONARPUR, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House
- Nazira Khatun Bibi Alias Najirunnessa, wife of Alauddin Molla, Majer Para, RAJPUR-SONARPUR, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession: House wife
- Abdul Hanif Serdar, son of Late Abdul Latif Sardar , Majer Para, RAJPUR-SONARPUR. Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Cultivation
- 4. Abdul Habib Sardar, son of Late Abdul Latif Sardar, Majer Para, RAJPUR-SONARPUR, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession: Cultivation
- Abdul Sabir Sardar, son of Late Abdul Latif Sardar , Majer Para, RAJPUR-SONARPUR, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Cultivation
- Monowara Thandar, wife of Sahajan Thandar, Village: Uttar Danga O Thandar, Thana: -Sonarpur, District: -South 24-Parganas, WEST BENGAL, India, P.O.: -Banhoogly, By Caste Muslim, By Profession : House wife
- Sarad Dhali, wife of Ismail , Purbachal, KOLKATA MUNICIPAL CORPORATION, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House wife
- Sahanara Sardar, daughter of Latif Sardar, Majer Para, KOLKATA MUNICIPAL CORPORATION, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession: House wife
- Abdul Kader Sardar, son of Late Abdul Motaleb @ Motaleb Sardar , Majer Para, KOLKATA MUNICIPAL CORPORATION, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession ; Cultivation

10. Abdul Rasid Sardar, son of Late Abdul Motaleb @ Motaleb Sardar , Majer Para, KOLKATA MUNICIPAL CORPORATION Thana: Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O.: - By Caste Muslim By Profession Cultivation

> (Dulal ChandraSaha) DISTRICT SUB-REGISTRAR-IV

EndorsementPage 1 of 3

24/08/2010 17:02:00



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

Endorsement For Deed Number: 1 - 06752 of 2010 (Serial No. 06044 of 2010)

- 11. Abdul Mannan Sardar, son of Late Abdul Motaleb @ Motaleb Sardar , Majer Para, KOLKATA MUNICIPAL CORPORATION, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O.: - , By Caste Muslim, By Profession : Cultivation
- 12. Saharan Banu Bibi, wife of Golamnabi Molla , Village: Kathalberia, Thana:-Canning, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House wife
- 13. Ashura Bibi, wife of Nurhak , Village: Khanpara, Thana: Sonarpur, District: South 24-Parganas, WEST BENGAL, India, P.O.: Banhoogly, By Caste Muslim, By Profession: House wife
- Director, Intent Builders Pvt Ltd, 55/1 A, Strand Road, KOLKATA MUNICIPAL CORPORATION, 14. Mr Rahul Kyal Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O.:- Pin:-700006.

Director, Warp Real Estate Pvt Ltd, 55/1 A, Strand Road, KOLKATA MUNICIPAL CORPORATION, Thana:-Jorabagan, District;-Kolkata, WEST BENGAL, India, P.O. ;- Pin :-700006 .

Director, Welcome Infra Projects Pvt Ltd, 55/1 A, Strand Road, KOLKATA MUNICIPAL CORPORATION, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O.: - Pin:-700006. , By Profession : Business

Identified By Motiar Rahman Sardar, son of Abdul Rasid Sardar, Village:Uttar Kumrakhali, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Narendrapur, By Caste: Muslim, By Profession: Business.

(Dulai Chandra Saha) DISTRICT SUB-REGISTRAR-IV

On 24/08/2010

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.

Payment of Fees:

Fee Paid in rupees under article: A(1) = 26950/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 24/08/2010

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.-2450250/-

Certified that the required stamp duty of this document is Rs.- 147025 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

30703 Deficit stamp duty Rs. 147078 sis paid, by the draft number 051062, Draft Date 20/08/2010, Bank Name State Bank of India, OKUCLITTA MAIN BRANGH, received on 24/08/2010

> (Dulai ChandraSaha) DISTRICT SUB-REGISTRAR-IV

EndorsementPage 2 of 3

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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 - 06752 of 2010

(Serial No. 06044 of 2010)

(Dulai Chandra Saha) DISTRICT SUB-REGISTRAR-IV



(Dulal ChandraSaha)
DISTRICT SUB-REGISTRAR-IV

EndorsementPage 3 of 3

Parganas, (6) MANOWARA THANDAR, wife of Sahajan Thandar, residing at Uttar Danga O Thandar, Post Office Banhoogly, Police Station Banhoogly, Sonarpur, South 24 Parganas, (7) SARAD DHALI, wife of Ismail, residing at Purbachal, Ward 112, Regent Park, South 24 Parganas, (8) SAHANARA SARDAR, daughter of Latif Sardar, residing Majher Para, Ward 25, Sonarpur, Police Station Sonarpur, District South 24 Parganas, (9) ABDUL KADER SARDAR, (10) ABDUL RASID SARDAR, (11) ABDUL MANNAN SARDAR, all sons of the Late Abdul Motaleb Sardar alias Motaleb Sardar, all residing Majher Para, Ward 25, Sonarpur, Police Station Sonarpur, District South 24 Parganas, (12) SAHARAN BANU BIBI, wife of Golamnabi Molla, residing at Kathalberia, Police Station Canning, District South 24 Parganas and (13) ASHURA BIBI, wife of Nurhak, residing at Khan Para, Banhoogly, Police Station Sonarpur, District 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 (1) INTENT BUILDIERS PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, (2) WARP REAL ESTATE PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, AND (3) WELCOME INFRA PROJECTS PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, all having their registered offices at premises No.55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, both represented by one of their Directors 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 Abdul Motaleb Sardar alias Motaleb 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 9 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 No.	R.S. Khatian No.	Area
484	1555	9 Sataks
	Total:	9 Sataks

(hereinafter referred to as the said entire land).

B. The said Abdul Motaleb Sardar alias Motaleb Sardar died intestate leaving him surviving his first wife namely Juhura Bibi and son namely Abdul Latif Sardar and daughter namely Najira Khatun Bibi alias Najirunnessa and second wife namely Deljan Bibi, three sons namely Abdul Kader Sardar, Abdul Rasid Sardar and Abdul Mannan Sardar and two daughters namely Saharanbanu Bibi and Ashura Bibi and as his surviving legal heirs, heiresses and legal representatives who inherited

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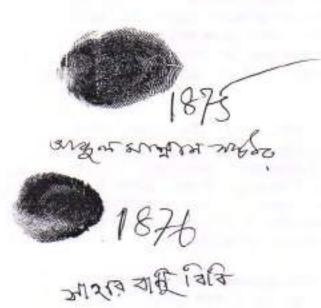
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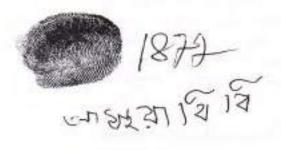
amongst others All That the said entire land in their respective

- C. The said Juhura Bibi died intestate leaving her surviving her only son namely the said Abdul Latif Sardar and only daughter namely the said Nazira Khatun Bibi alias Najirunnessa as her surviving legal heirs, heiress and legal representatives who inherited amongst others All That the undivided part or share in the said entire land in their respective proportions.
- D. The said Deljan Bibi died intestate on 16th February, 2008 leaving her surviving her three sons namely Abdul Kader Sardar, Abdul Rasid Sardar and Abdul Mannan Sardar and two daughters namely the said Saharanbanu Bibi and Ashura Bibi as her surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said entire land in their respective proportions.
- E. The said Abdul Latif Sardar died intestate on 28th December, 2008 leaving him surviving his widow namely Rahima Sardar and three sons namely Abdul Hanif Sardar, Abdul Habib Sardar and Abdul Sabir Sardar and three daughters namely Manowara Thandar, Sarad Dhali and Sahanara Sardar as his surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said entire land in their respective proportions.
- F. Thus the Vendors herein are seized and possessed of or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 9 Sataks be the same a little more or less classified as "Bagan" situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in R.S. Dag No.484 appurtaining to R.S. Khatian No.1555 corresponding to L.R. Dag No.509 appurtaining to L.R. Khatian Nos. 1351, 183, 200, 215, 216, 248, 550, 655 and 692 Police Station Sonarpur in the District of South 24-Parganas (hereinafter referred to as "the said land) free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature.
- G. The Vendors have agreed to sell and the Purchasers have agreed to purchase All That 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.24,50,250/-(Rupees Twenty Four Lacs Fifty Thousand Two hundred and Fifty only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.24,50,250/-(Rupees Twenty Four Lacs Fifty Thousand Two hundred and Fifty 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 and in favour of the









Purchaser All That the piece and parcel of land containing an area of 9 Sataks be the same a little more or less classified as "Bagan" situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in R.S. Dag No.484 appurtaining to R.S. Khatian No.1555 corresponding to L.R. Dag No.509 appurtaining to L.R. Khatian Nos. 1351, 183, 200, 215, 216, 248, 550, 655 and 692 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 collectively referred to as the said land) OR HOWSOEVER OTHERWISE the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appurtaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the 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 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 SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land containing an area of 9 Sataks be the same a little more or less classified as "Bagan" situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in R.S. Dag No.484 appurtaining to R.S. Khatian No.1555 corresponding to L.R. Dag No.509 appurtaining to L.R. Khatian Nos. 1351, 183, 200, 215, 216, 248, 550, 655 and 692 Police Station Sonarpur in the District of South 24-Parganas and butted and bounded in the manner following:-

ON THE NORTH : By R.S. Dag No. 485;

ON THE EAST : By R.S. Dag No. 476;

ON THE SOUTH : By R.S. Dag No. 483 and

ON THE WEST : By R.S. Dag No. 486.

THE RESERVE OF THE PARTY OF THE

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 :

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SIGNED and DELIVERED

by the PURCHASERS at Kolkata

in the presence of :

Swell Rey Swoponson UISIMLA DOAD KOL-G

Intent Builders Pvt. Ltd. Rahul Kyel.

Director

Werp Realestate Pvt. Ltd.

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Director

Welcome Infraprojects Pvt htd.

Rahue wyel

Director.

Drafted by :

RECEIVED of and from the within-named Purchasers the within-mentioned sum of Rs. 24,50,250/-(Rupees Twenty Four Lacs Fifty Thousand Two hundred and Fifty only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQUE NO.	BANK/BRANCH/VENDOR	AMOUNT		
16.08.2010	08.2010 189658 Indian Overseas Bank, Posta Branch, 45-A, Adya Sradhya Ghat Road, Kolkata-700 007.		Rs. 1,46,953/-		
16.08.2010	189659	-do-	Rs. 1,46,953/-		
16.08.2010	189660	-do-	Rs. 1,46,953/-		
16.08.2010	189661	-do-	Rs. 81,983/-		
16.08.2010	189662	-do-	Rs. 64,969/-		
16.08.2010	189663	-do-	Rs. 64,969/-		
16.08.2010	189664	-do-	Rs. 16,241/-		
16.08.2010	189665	-do-	Rs. 36,610/-		
16.08.2010	189666	-do-	Rs. 36,610/-		
16.08.2010	189667	-do-	Rs. 36,610/-		
16.08.2010	189668	-do-	Rs. 12,632/-		
16.08.2010	189669	-do-	Rs. 12,632/-		
16.08.2010	189670	-do-	Rs. 12,633/-		
16.08.2010	869021	-do-	Rs. 81,983/-		
16.08.2010	869022	-do-	Rs. 64,968/-		
16.08.2010	869023	-do-	Rs. 64,968/-		
16.08.2010	869024	-do-	Rs. 16,242/-		
16.08.2010	869025	-do-	Rs. 36,610/-		
16.08.2010	869026	-do-	Rs. 36,610/-		
16.08.2010	869027	-do-	Rs. 36,610/-		
16.08.2010	869028	-do-	Rs. 12,633/-		
16.08.2010	869029	do-	Rs. 12,633/-		
16.08.2010	869018	-do-	Rs. 1,46,953/-		

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	10	TOTAL:	Rs.24,50,250/-
16.08.2010	869230	-do-	Rs. 12,633/-
16.08.2010	869229	-do-	Rs. 12,633/-
16.08.2010	869228	-do-	Rs. 12,633/-
16.08.2010	869227	-do-	Rs. 36,610/-
16.08.2010	869226	-do-	Rs. 36,610/-
16.08.2010	869225	-do-	Rs. 36,610/-
16.08.2010	869224	-do-	Rs. 16,242/-
16.08.2010	869223	-do-	Rs. 64,968/-
16.08.2010	869222	-do-	Rs. 64,968/-
16.08.2010	869221	-do-	Rs. 81,984/-
16.08.2010	869220	-do-	Rs. 1,46,954/-
16.08.2010	869219	-do-	Rs. 1,46,954/-
16.08.2010	869218	-do-	Rs. 1,46,954/-
16.08.2010	869020	-do-	Rs. 1,46,953/-
16.08.2010	869030	-do-	Rs. 12,633/-
16.08.2010	869017	-do-	Rs. 1,46,953/-

(Rupees Twenty Four Lacs Fifty Thousand Two Hundred and Fifty ±1584.सर्वेस०

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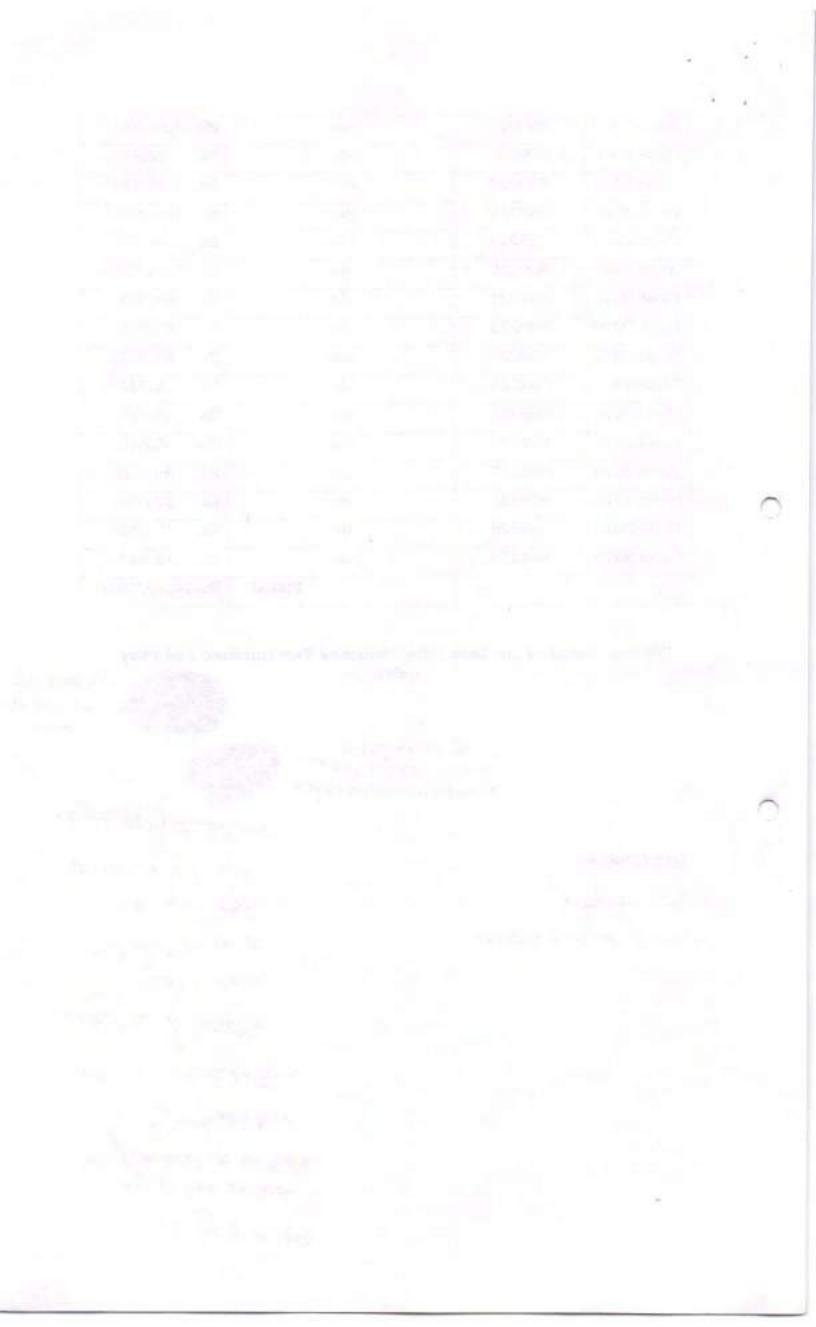
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WITNESSES:

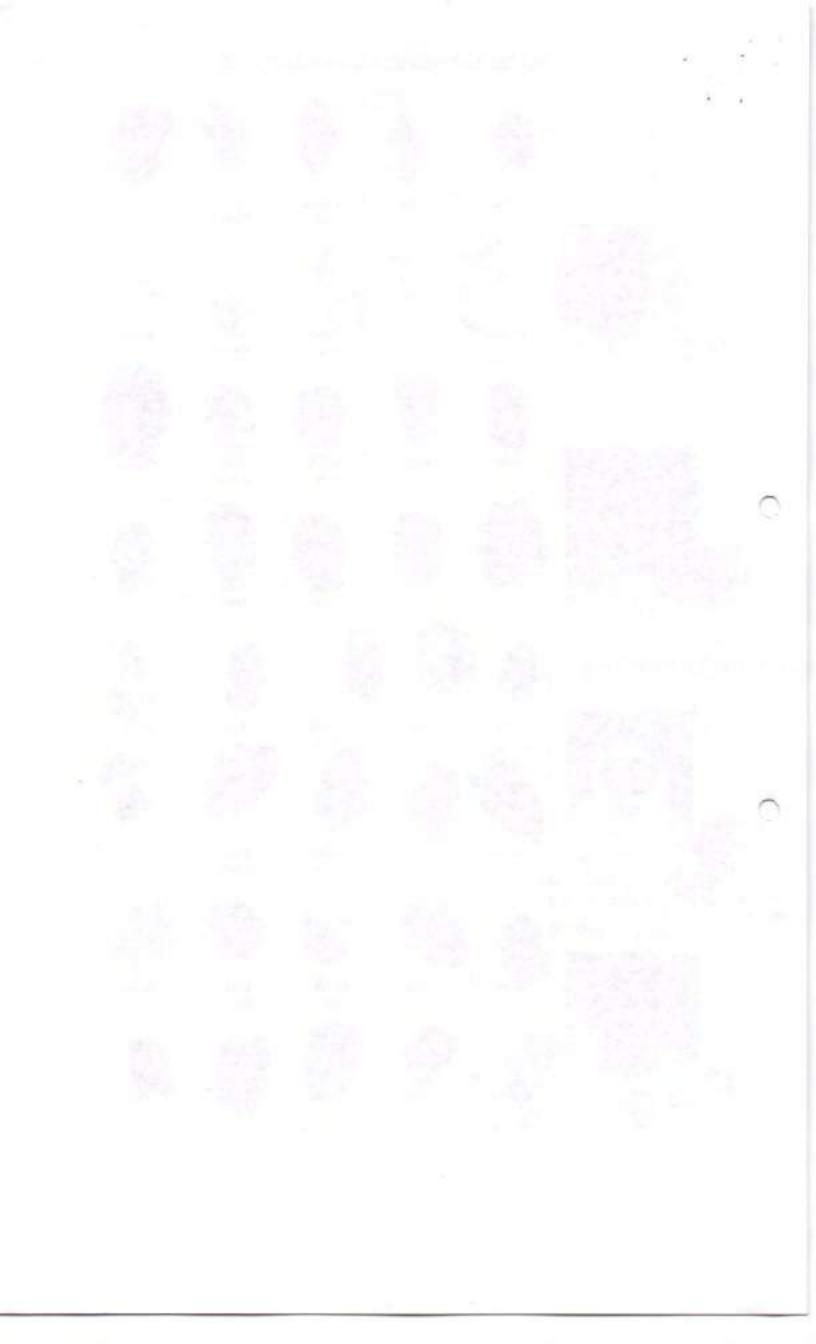
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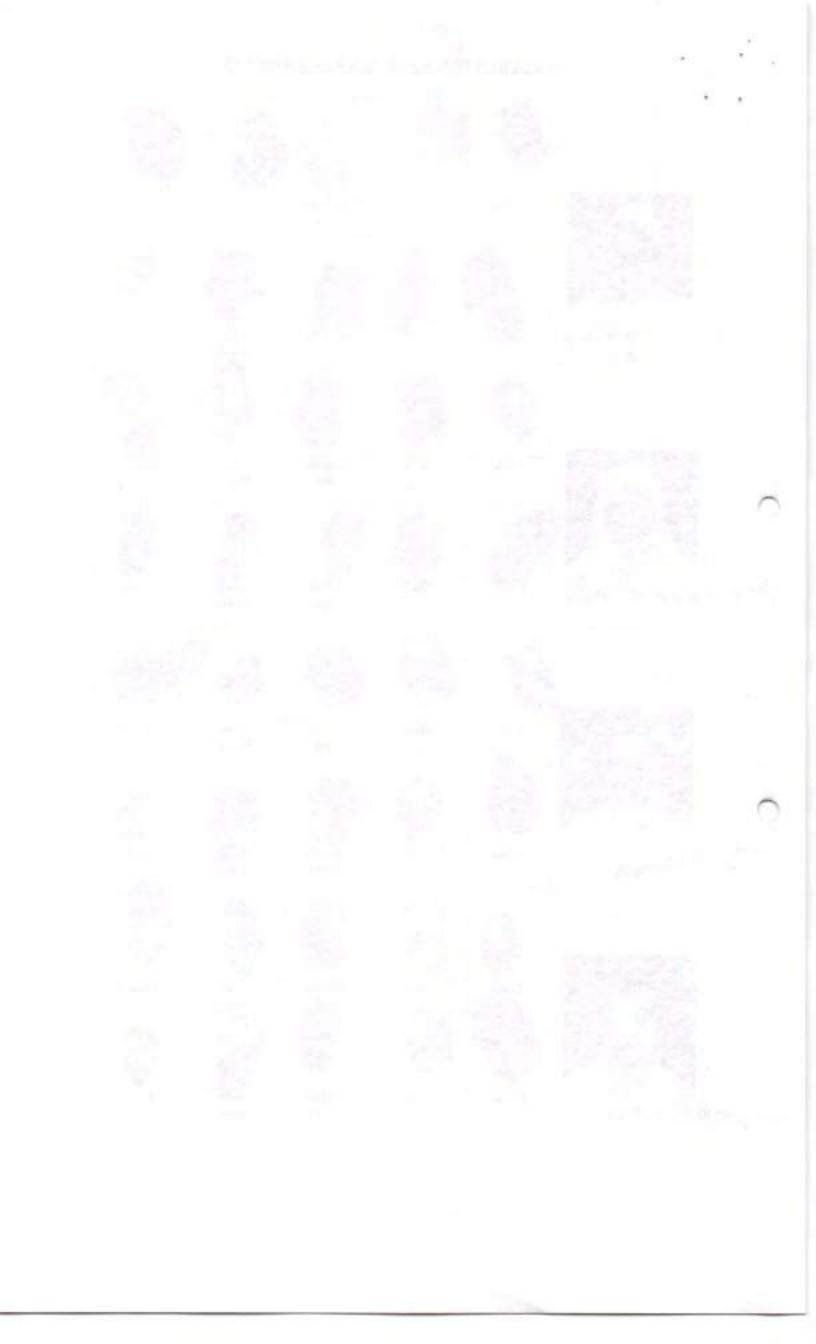
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.01 -						
1210		Thumb	Fore	Middle (right	Hand)	Little



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	Little	Ring	Middle (left	Fore Hand)	Thumb
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ague mare so have	Thumb	Pore	Middle (right	Ring Hand)	Little
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	Little	Ring	Middle (left	Fore Hand)	Thumb
Super Harry	Thumb	Fore	Middle (right	Ring Hand)	Little
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udo Tuga riento	Thumb	Fore	Middle (right	Ring Hand)	Little

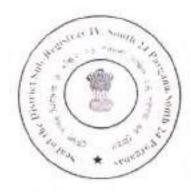


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	Little	Ring	Middle (left	Fore Hand)	Thumb
		21			
भाइत्यादि ।	Thumb	Fore	Middle (right	Ring Hand)	Little
	0	0	(3)		23
1-1	Little	Ring	Middle (left	Fore Hand)	Thumb
भा श्वरभन् क्रि					
1	Thumb	Före	Middle (right	Ring Hand)	Little
3.	Little	Ring	Middle (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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 23 Page from 3556 to 3574 being No 06752 for the year 2010.



(Dulal ChandraSaHa) 25-August-2010 DISTRICT SUB-REGISTRAR-IV Office of the D.S.R.-IV SOUTH 24-PARGANAS West Bengal