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I-1202/11

01477



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

7(1) 250.00
7(2) 200.00
= 450.00

K 340429

- 22/4
d. 2524/11
9-45

Certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

[Signature]
District Sub-Registrar-Iv
South 24 Parganas, Alipore
Registrar U/S 7 (2) of
Registration Act 1908
4 MAR 2011

verified on 01/3/11
[Signature]

THIS INDENTURE made this 4 day of March Two Thousand Eleven **BETWEEN ABDUL MANNAN SARDAR**, son of the Late Abdul Motaleb Sardar alias Motalab Sardar, residing at 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 (1) ELIGIBLE PROCON PRIVATE LIMITED AND (2) INCREDIBLE BUILDERS PRIVATE LIMITED**, both companies duly incorporated under the Companies Act, 1956, both having their registered offices at premises No.55/1A, Strand Road, Police

215223

VICTOR MOSES & CO
Sole Agents
6, Old Post Office Street
Calcutta
100 001

NAME.....
ADD/ADV.....
RS.....
2 2 FEB 2011
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
100, A. K. S. Road, Howrah

Rehul Singh



561

ELIGIBLE PROCON PVT LTD.

Rehul Singh

Director

Incredible Builders Pvt. Ltd

Rehul Singh

Director



562

স্বাক্ষরিত নথি



District Sub-Registrar
South 24 Parganas, Alipore
Registrar U/s 7 (2) of
Registration Act 1908
= 1 MAR 2011

Susil Ray
570 Kale M.M. Ray
6, 1st Part-abbie St
Kolkata - 70001.

(Service)



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

Endorsement For Deed Number : I - 01707 of 2011
(Serial No. 01477 of 2011)

On

Payment of Fees:

On 01/03/2011

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

Presented for registration at 16.45 hrs on :01/03/2011, at the Private residence by Rahul Kyal ,Claimant.

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

Execution is admitted on 01/03/2011 by

1. Abdul Mannan Sardar, son of Lt. Abdul Motaleb @ Motalab Sardar , Majher Para, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----

2. Rahul Kyal
Director, Eligible Procon Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .

Director, Incredible Builders Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .
, By Profession : ----

Identified By Sujit Ray, son of Lt. M.m Ray, 6 Old Post Office St, District:-Kolkata, WEST BENGAL, India, -P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Service.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 02/03/2011

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.-2904000/-

Certified that the required stamp duty of this document is Rs.- 203290 /- and the Stamp duty paid as: Impressive Rs.- 100/-

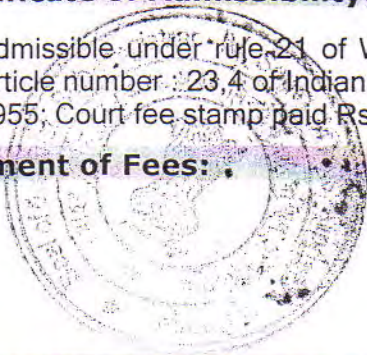
(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 04/03/2011

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/-

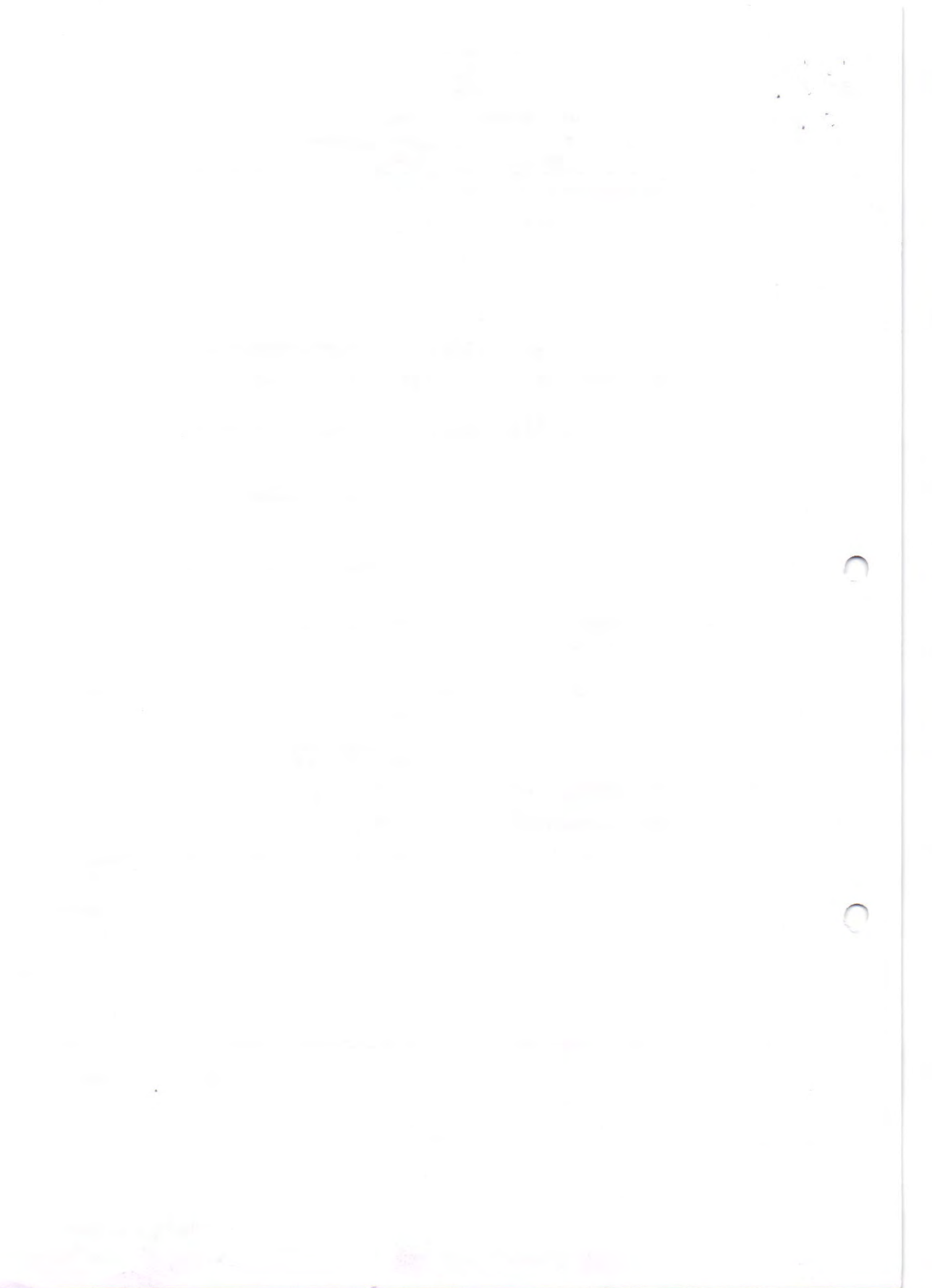
Payment of Fees:



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

04/03/2011 17:24:00

EndorsementPage 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 - 01707 of 2011
(Serial No. 01477 of 2011)

Amount By Cash

Rs. 0/-, on 04/03/2011

Amount by Draft

Rs. 31972/- is paid , by the draft number 182726, Draft Date 03/03/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 04/03/2011

(Under Article : A(1) = 31933/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 04/03/2011)

Deficit stamp duty

Deficit stamp duty Rs. 203290/- is paid, by the draft number 182725, Draft Date 03/03/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 04/03/2011

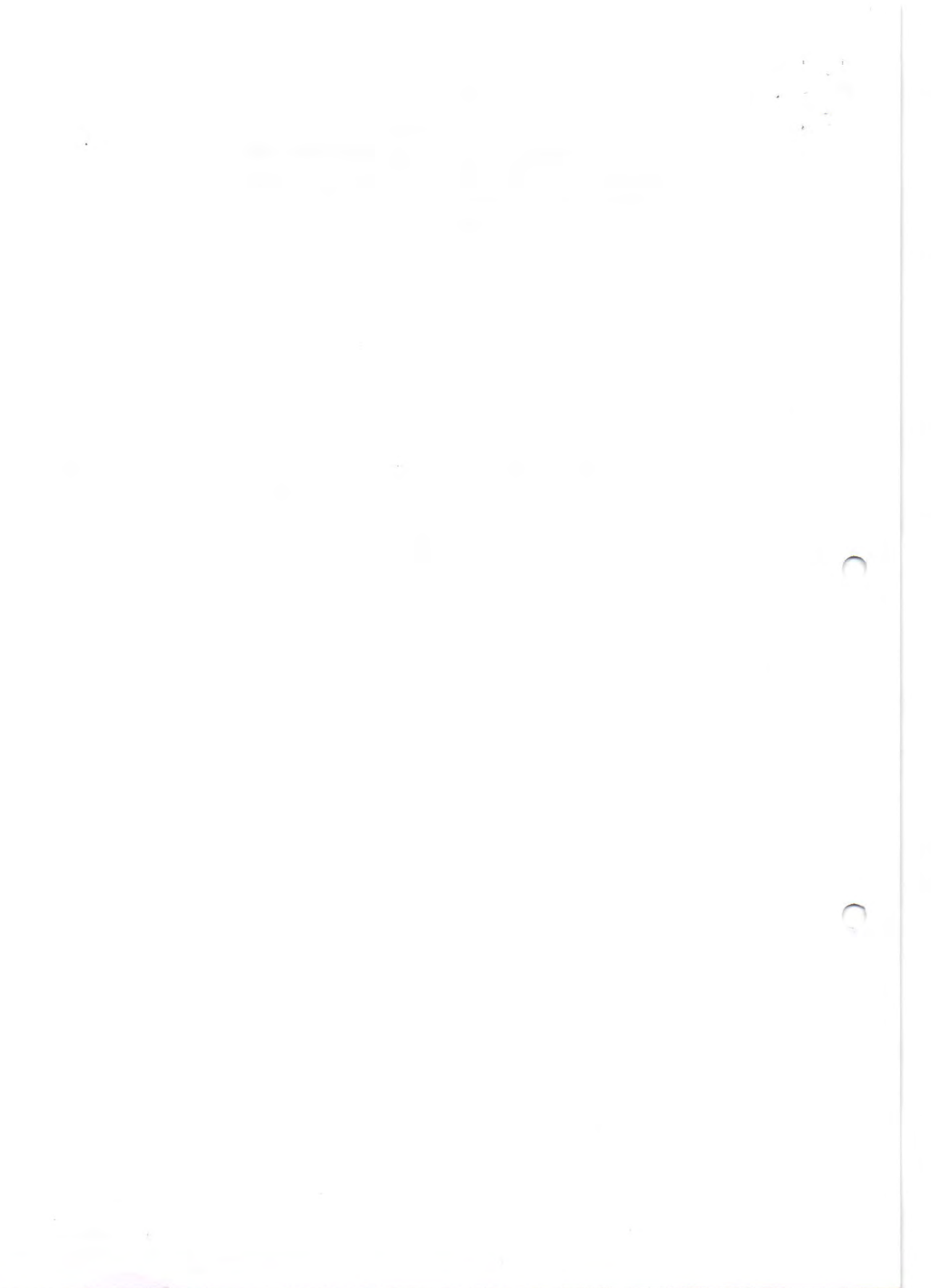
(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

04/03/2011 17:24:00

EndorsementPage 2 of 2



Station Jorabagan, Kolkata-700 006, 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 Haran Chandra Ruidas was absolutely seized and possessed of or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 8 Sataks be the same a little more or less situate lying at Mouza Kumrakhali, J.L. No.48, Revenue Survey No.131 Touji 255 comprised in R.S. Dag No.671 appertaining to R.S. Khatian No.1172 Police Station - Sonarpur in the then District of 24-Parganas (hereinafter referred to as **the said land**).

B. By a Bengali Kobala (Deed of Sale) dated the 14th day of May, 1960 made between the said Haran Chandra Ruidas therein referred to as the Vendor of the One Part and one Ishaque Ali Haldar therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar, Baruipur in Book No.I Volume No.46 Pages 241 to 243 Being No.4638 for the year 1960, the Vendor therein for the consideration therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein All That the said land more fully and particularly described in the Schedule therein written, freely and absolutely.

C. By another Bengali Kobala (Deed of Sale) dated the 27th day of March, 1961 made between the said Ishaque Ali Haldar therein referred to as the Vendor of the One Part and one Abdul Hamid Sardar and Salamat Ali Laskar therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar, Baruipur in Book No.I Volume No.39 Pages 61 to 62 Being No.2305 for the year 1961, the Vendor therein for the consideration therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchasers therein All That the said land more fully and particularly described in the Schedule therein written, freely and absolutely.

D. By another Bengali Kobala (Deed of Sale) dated the 26th day of December, 1962 made between the said Salamat Ali Laskar therein referred to as the Vendor of the One Part and the said Abdul Hamid Sardar therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar, Baruipur in Book No.I Volume No.126 Pages 173 to 175 Being No.10830 for the year 1962, the Vendor therein for the consideration therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein amongst others All That undivided $\frac{1}{2}$ part or share in the said land more fully and particularly described in the Schedule therein written, freely and absolutely.

E. By another Bengali Kobala (Deed of Sale) made between the said Abdul Hamid Sardar therein referred to as the Vendor of the One Part and one Abdul Manan Sardar, namely the Vendor herein therein referred to as the Purchaser of the Other Part and registered with the Sub-



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Registrar, Baruipur in Book No.I Volume No.14 Pages 181 to 184 Being No.1567 for the year 1965, the Vendor therein for the consideration therein mentioned granted, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein amongst others All That the said land more fully and particularly described in the Schedule therein written, freely and absolutely.

F. Thus the Vendor herein is seized and possessed of or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 8 Sataks be the same a little more or less situate lying at Mouza Kumrakhali J.L. No.48 Revenue Survey No.131 Touji 255 comprised in R.S. Dag No.671 appertaining to R.S. Khatian No.1172 corresponding to L.R. Dag No.704 appertaining to L.R. Khatian No.1491 Police Station Sonarpur in the District of South 24-Parganas, free from all encumbrances, charges, liens, lispensens, attachments, acquisitions, requisitions and trusts whatsoever nature (hereinafter referred to as **the said land**).

G. The Vendor has agreed to sell and the Purchasers have agreed to purchase All That the said land free from all encumbrances, charges, liens, lispensens, attachments, acquisitions, requisitions and trusts of whatsoever nature at and for the consideration of Rs.29,04,000/- (Rupees Twenty Nine Lacs and Four Thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.29,04,000/- (Rupees Twenty Nine Lacs and Four 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 8 Sataks be the same a little more or less situate lying at Mouza Kumrakhali J.L. No.48 Revenue Survey No.131 Touji 255 comprised in R.S. Dag No.671 appertaining to R.S. Khatian No.1172 corresponding to L.R. Dag No.704 appertaining to L.R. Khatian No.1491 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 appertaining 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



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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 Purchasers absolutely and forever and the Vendor doth hereby covenant with the Purchasers **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 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 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 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 8 Sataks be the same a little more or less classified as "Danga" situate lying at Mouza Kumrakhali J.L. No.48 Revenue Survey No.131 Touji 255 comprised in R.S. Dag No.671 appertaining to R.S. Khatian No.1172 corresponding to L.R. Dag No.704 appertaining to L.R. Khatian No.1491 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.672;
ON THE EAST : By R.S. Dag No.674;
ON THE SOUTH : By R.S. Dag No.670 and
ON THE WEST : By R.S. Dag No.667.




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

Handwritten signature in Bengali script.

Hannan Sardar .
Handwritten signature in Bengali script.

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

ELIGIBLE PROCON PVT. LTD.
Rahul Singh
Director

Hannan Sardar .
Handwritten signature in Bengali script.
Handwritten signature in Bengali script.
Handwritten signature in Bengali script.
Handwritten signature in Bengali script.
Handwritten signature in Bengali script.

Incredible Builders Pvt. Ltd
Rahul Singh
Director

Drafted by :

Suprat Bandyopadhyay
Associate
Victor Moses & Co,
6, old Post Office St.
Kolkata - 700001.



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Registration Act 1908
- 1 MAR 2011

SPECIMEN FORM FOR TEN FINGER PRINTS



Rahul Khet:

Arjun Khet:



Little Ring Middle Fore Thumb

(Left Hand)



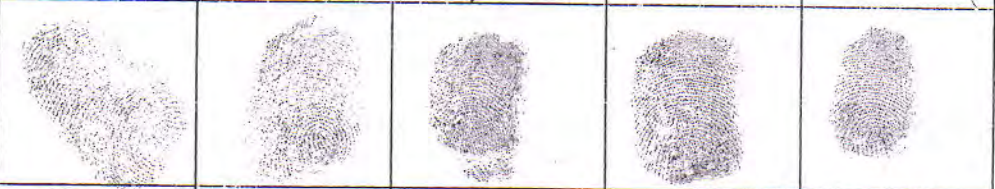
Thumb Fore Middle Ring Little

(Right Hand)



Little Ring Middle Fore Thumb

(Left Hand)



Thumb Fore Middle Ring Little

(Right Hand)

PHOTO

Little Ring Middle Fore Thumb

(Left Hand)

Thumb Fore Middle Ring Little

(Right Hand)

PHOTO


Little Ring Middle Fore Thumb

(Left Hand)

Thumb Fore Middle Ring Little

(Right Hand)





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South 24 Parganas, Alipore.
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Registration Act 1908

- 1 MAR 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 3096 to 3106
being No 01707 for the year 2011.




(Dulal Chandra Saha) 07-March-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

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