

04197

1/4802/2010

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 001442

18.6.10  
748/10  
1048/10  
8-21

Certified that the documents is admitted  
to registration. The documents and  
the stamp attached to it are part of this document.

J(1) Rs. 250.00  
J(2) Rs. 200.00  
Rs. 450.00  
realized on 18.6.10

Registrar U/S 7 (2)  
Registration ACT 1908  
South 24 Parganas  
22 JUN 2010

Registrar U/S 7 (3)  
Registration ACT 1908  
South 24 Parganas

**THIS INDENTURE** made this 18<sup>th</sup> day of June Two Thousand Ten  
**BETWEEN** (1) **MD SAIDUL RAHAMAN LASKAR**, son of Haji Joynal  
Abedin, and (2) **AFSARUR RAHAMAN SARDAR**, son of Abul Basar  
Sardar, both residing at Majher Para, Ward No. 27, Police Station -  
Sonarpur, 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

43021  
VICTOR MOSES & CO.  
Solicitors & Advocates  
6, Old Post Office Street  
Kolkata-700 001

NAME.....  
ADD/ADV.....  
RS.....  
- 8 JUN-2010  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kolkata

Rahul Kyal



1142

ELECT CONSTRUCTION PVT. LTD.  
Rahul Kyal  
Director



1143

Md. Saiedul Rahman Karker



1144

Ujjwal Kumar Sanyal

Registrar of Companies  
Registration ACT 1956  
Kolkata, South 24 Parganas  
18 JUN 2010

Sugil Ray  
76 Lane M.M. Ray  
B. alal Pan. office St  
Kolkata - 700001  
(Ses v 110)



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

Endorsement For Deed Number : I - 04802 of 2010  
(Serial No. 04197 of 2010)

On 18/06/2010

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

Presented for registration at 20.21 hrs on :18/06/2010, at the Private residence by Rahul Kayal  
,Claimant.

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

Execution is admitted on 18/06/2010 by

1. Md Saidul Rahaman Laskar, son of Hazi Joynal Abedin , Majher Para, , Thana:-Sonarpur,  
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
2. Afsarur Rahaman Sardar, son of Abul Basar Sardar , Majher Para, , Thana:-Sonarpur, District:-South  
24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
3. Rahul Kayal  
Director, Elect Construction 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 21/06/2010

**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.-400000/-

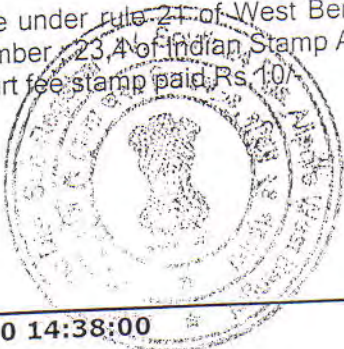
Certified that the required stamp duty of this document is Rs.- 24010 /- and the Stamp duty paid as:  
Impressive Rs.- 100/-

( Panchali Munshi )  
DISTRICT SUB-REGISTRAR-IV

On 22/06/2010

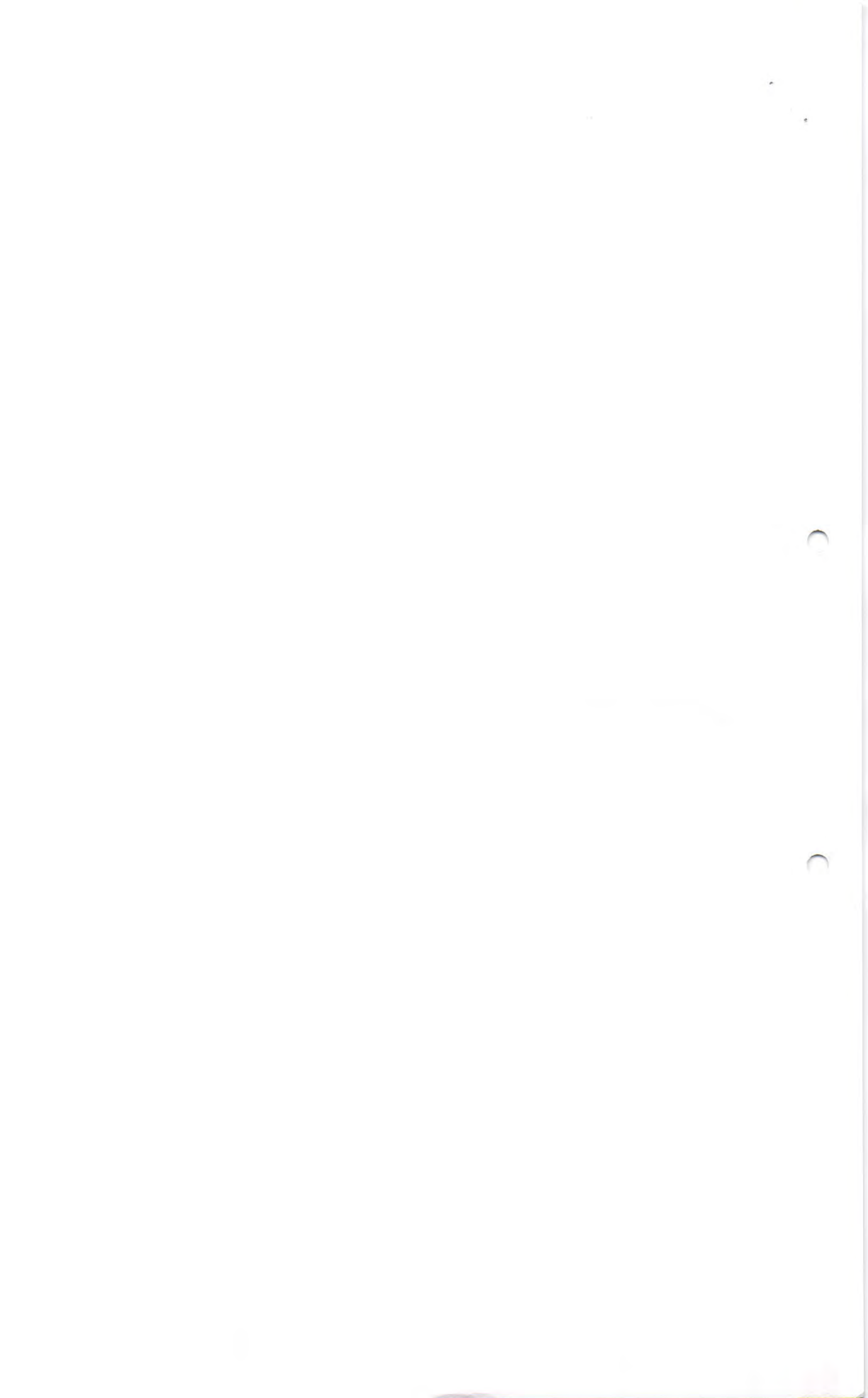
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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/-



( Panchali Munshi )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 1 of 2

22/06/2010 14:38:00





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

Endorsement For Deed Number : I - 04802 of 2010  
(Serial No. 04197 of 2010)

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 4389/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 22/06/2010

**Deficit stamp duty**

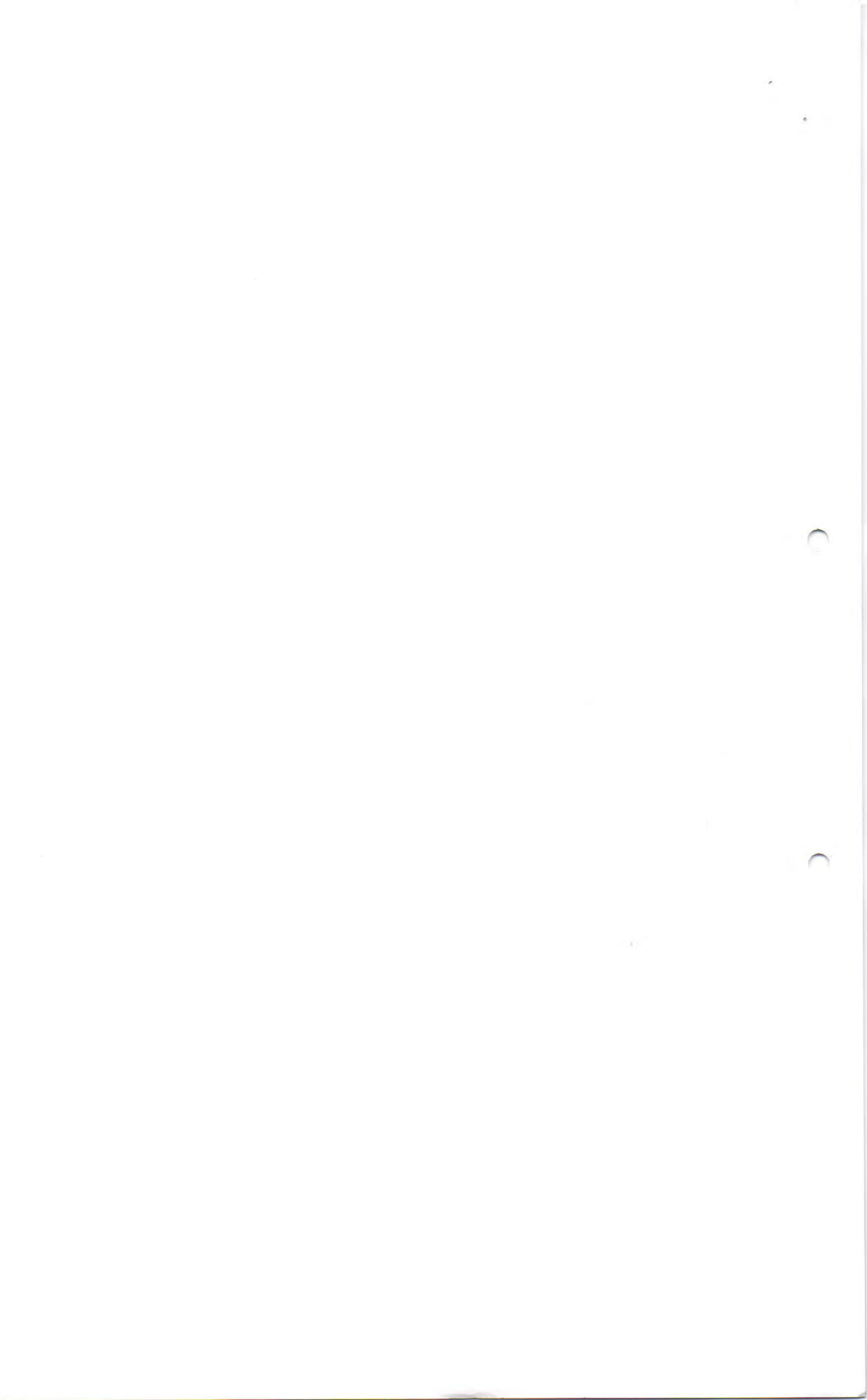
Deficit stamp duty Rs. 24000/- is paid, by the draft number 047469, Draft Date 21/06/2010, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 22/06/2010

( Panchali Munshi )  
DISTRICT SUB-REGISTRAR-IV



( Panchali Munshi )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 2 of 2

22/06/2010 14:38:00



heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND ELECT CONSTRUCTION PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No.55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, represented by one of its Directors Rahul Kyal, hereinafter referred to as the **PURCHASER** (which expression shall unless 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** :

**W H E R E A S :**

A. One Golap Rabbani Sardar alias Golam Rabbani Sardar was 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 2 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Police Station Sonarpur in the then District of 24-Parganas comprised in :-

R.S. Dag Nos.	Area
661	1 Satak
662	1 Satak
	<b>2 Sataks</b>

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

B. By a notification No.11470 L.A. (P.W.)/IM-112/80 dated 18<sup>th</sup> September, 1981 under section 4 of the West Bengal Land (Requisition & Acquisition) Act, 1948 published in the Official Gazette on the 25<sup>th</sup> day of September 1981 the State of West Bengal had acquired amongst others All that the piece and parcel of land containing an area of 1 Satak be the same a little more or less out of the said entire land (.005 Acre from R.S. Dag No.661 and .005 Acre from R.S. Dag No.662) for the construction of Eastern Metropolitan Bypass.

C. After acquisition as aforesaid, the said Golap Rabbani Sardar became seized and possessed of All That the piece and parcel of land containing an area of 1 Satak 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.	Area
661	.005 Acre
662	.005 Acre
	<b>1 Satak</b>

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



Rahul Kyal



Golap Rabbani Sardar





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 **1 Satak** be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Police Station Sonarpur in the District South 24-Parganas comprised in :-

R.S. Dag Nos.	L.R. Dag Nos.	L.R. Khatian No.	Area
661	694	480	.005 Acre
662	695	-do-	.005 Acre
		<b>TOTAL :</b>	<b>1 Satak</b>

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 thereto 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 Purchaser absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchaser **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 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 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 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** the piece and parcel of land containing an area of 1 **Satak** be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Police Station Sonarpur in the District South 24-Parganas comprised in :-

R.S. Dag Nos.	L.R. Dag Nos.	L.R. Khatian No.	Classification	Area (In Satak)
661	694	480	Bagan	.005 Acre
662	695	-do-	Doba	.005 Acre
			<b>TOTAL :</b>	<b>1 Satak</b>

and butted and bounded in the manner following :-

**ON THE NORTH** : By R.S. Dag No. 663;  
**ON THE EAST** : By R.S. Dag No. 664 and 659;  
**ON THE SOUTH** : By R.S. Dag No. 660 and  
**ON THE WEST** : By E.M. By pass.



**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 :

Bimal Kumar Bhawanwala  
75, Bangur Avenue Bl-D  
Kolkata - 55

Sushil Ray  
6, Alet Parashulice St.  
Kolkata - 700001

Mr. Saideel Rahman Kumar

Asrar ur Rahman Sandhu

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

Bimal Kumar Bhawanwala  
75, Bangur Avenue Block D.  
Kolkata - 55

Sushil Ray

**ELECT CONSTRUCTION PVT. LTD.**

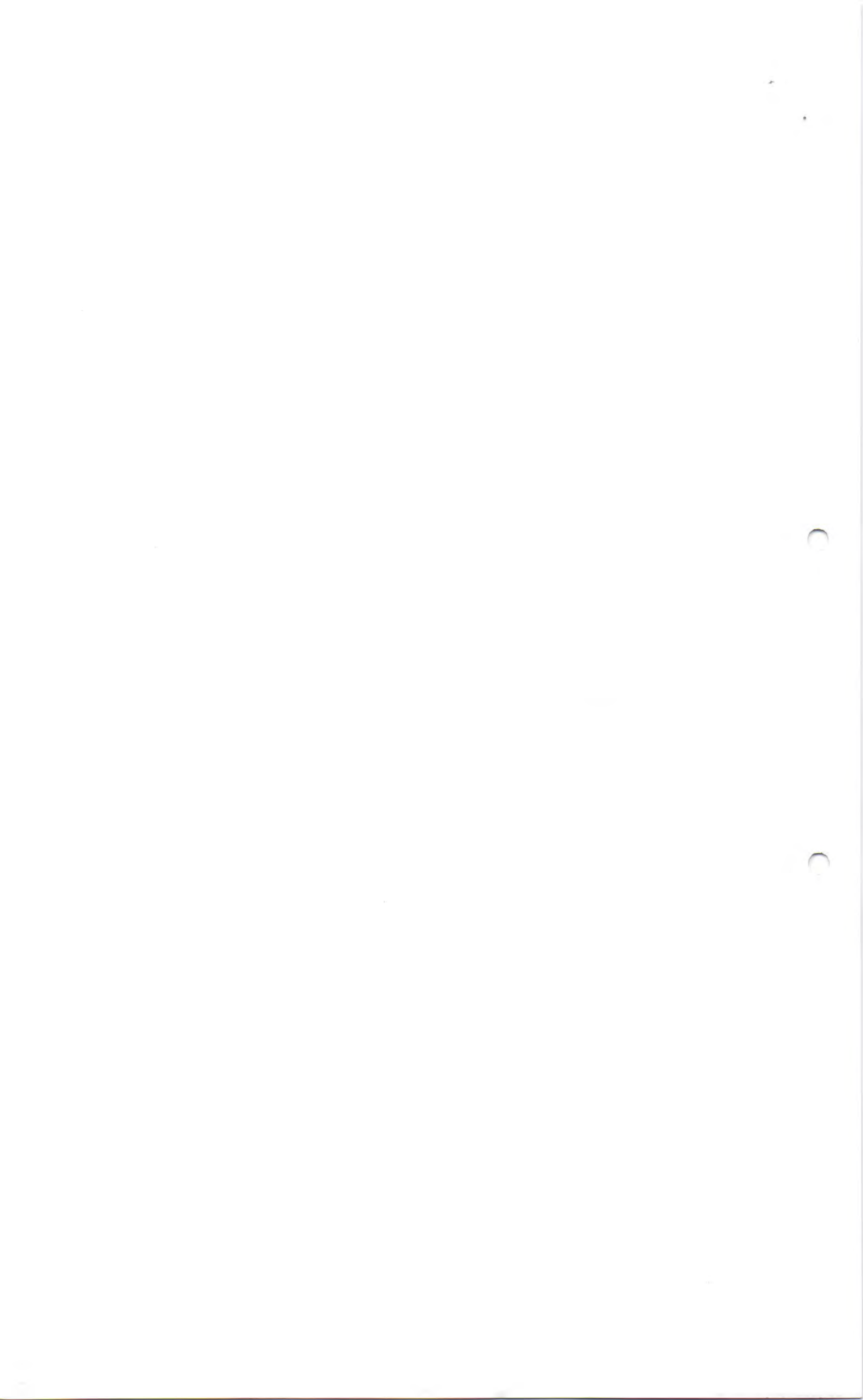
Rahul Singh

Director

Drafted by :

Susobrat Khandopadhyay  
Advocate

Mitchell Mess & Co.  
6, Old Post Office St.  
Kolkata - 1.



**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs.4,00,000/- (Rupees Four Lacs only) being the full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

DATE	CHEQUE NO.	BANK/BRANCH	AMOUNT
18.6.2010	189064	Indian Overseas Bank, Posta Branch	Rs. 2,00,000/-
18.6.2010	189065	-do-	Rs. 2,00,000/-
		<b>TOTAL</b>	<b>Rs. 4,00,000/-</b> =====

**(RUPEES FOUR LACS ONLY).**

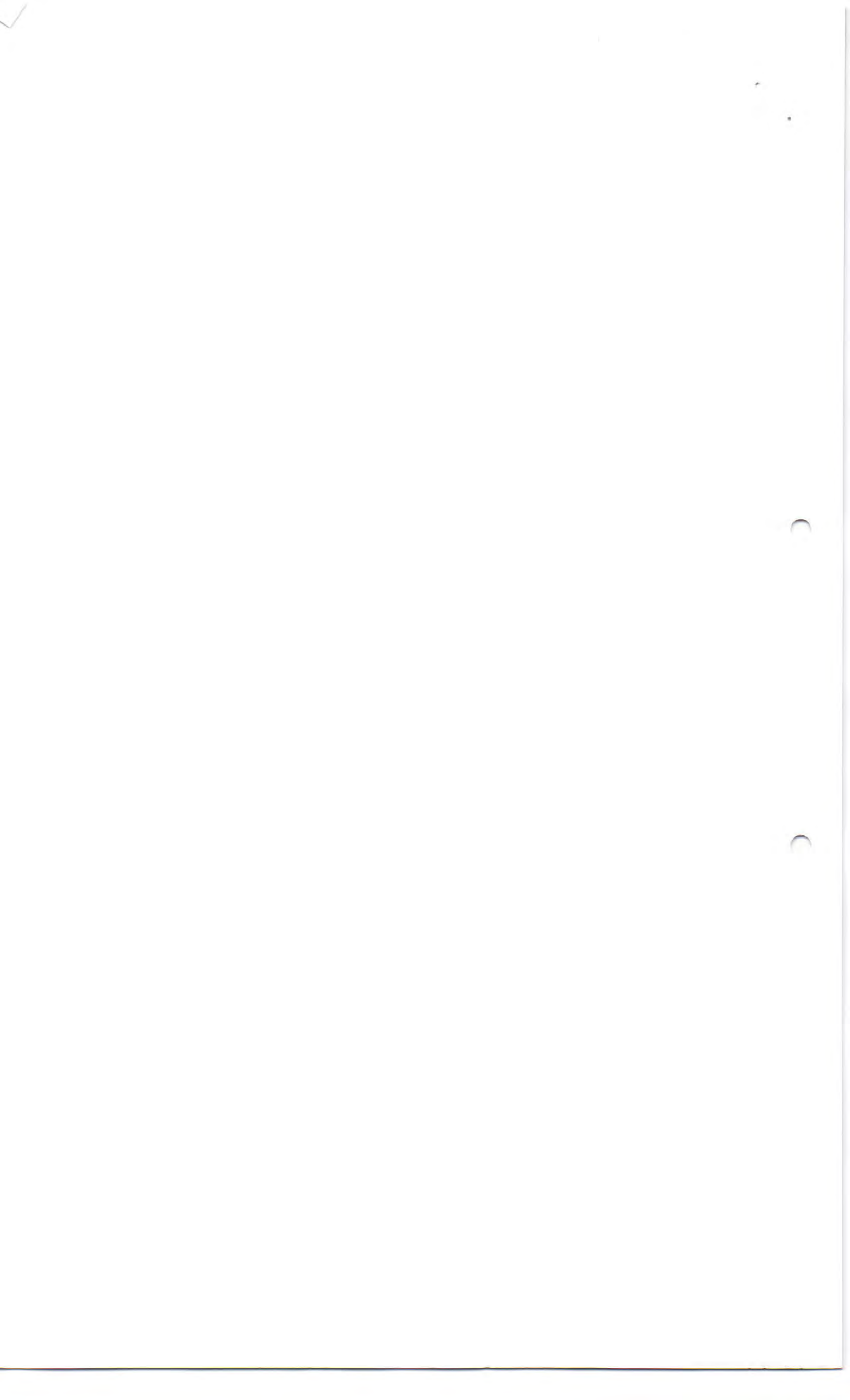
**WITNESSES :**

Bimal Kumar Bhawanwale  
75, Bangur Avenue Block  
Kolkata - 55

Susit Ray.

*Md Saikat Rahman*  
*Rahman*

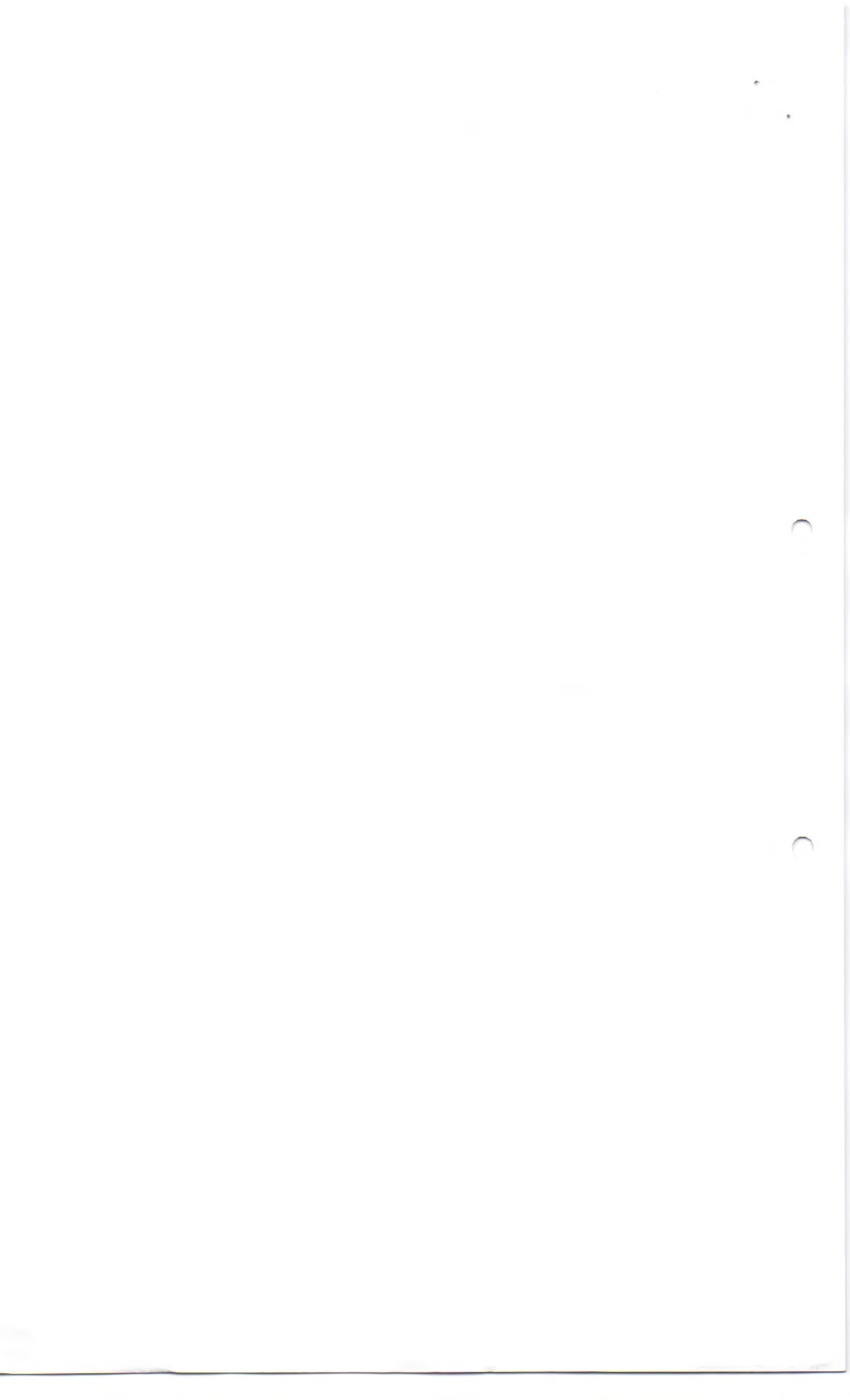
*W. S. S. in Rahman*





SPECIMEN FORM FOR TEN FINGERPRINTS

1.	<i>Rahul Kyeel</i>						
		Little	Ring	Middle (left)	Fore Hand	Thumb	
		Thumb	Fore	Middle (right)	Ring Hand	Little	
2.	<i>Md. Saïdeh Ralamou Kassou</i>						
		Little	Ring	Middle (left)	Fore Hand	Thumb	
		Thumb	Fore	Middle (right)	Ring Hand	Little	
3.	<i>Alsom Ralamou</i>						
		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	

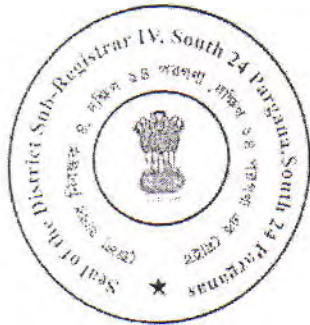


SIGNATURE OF THE VENDORS

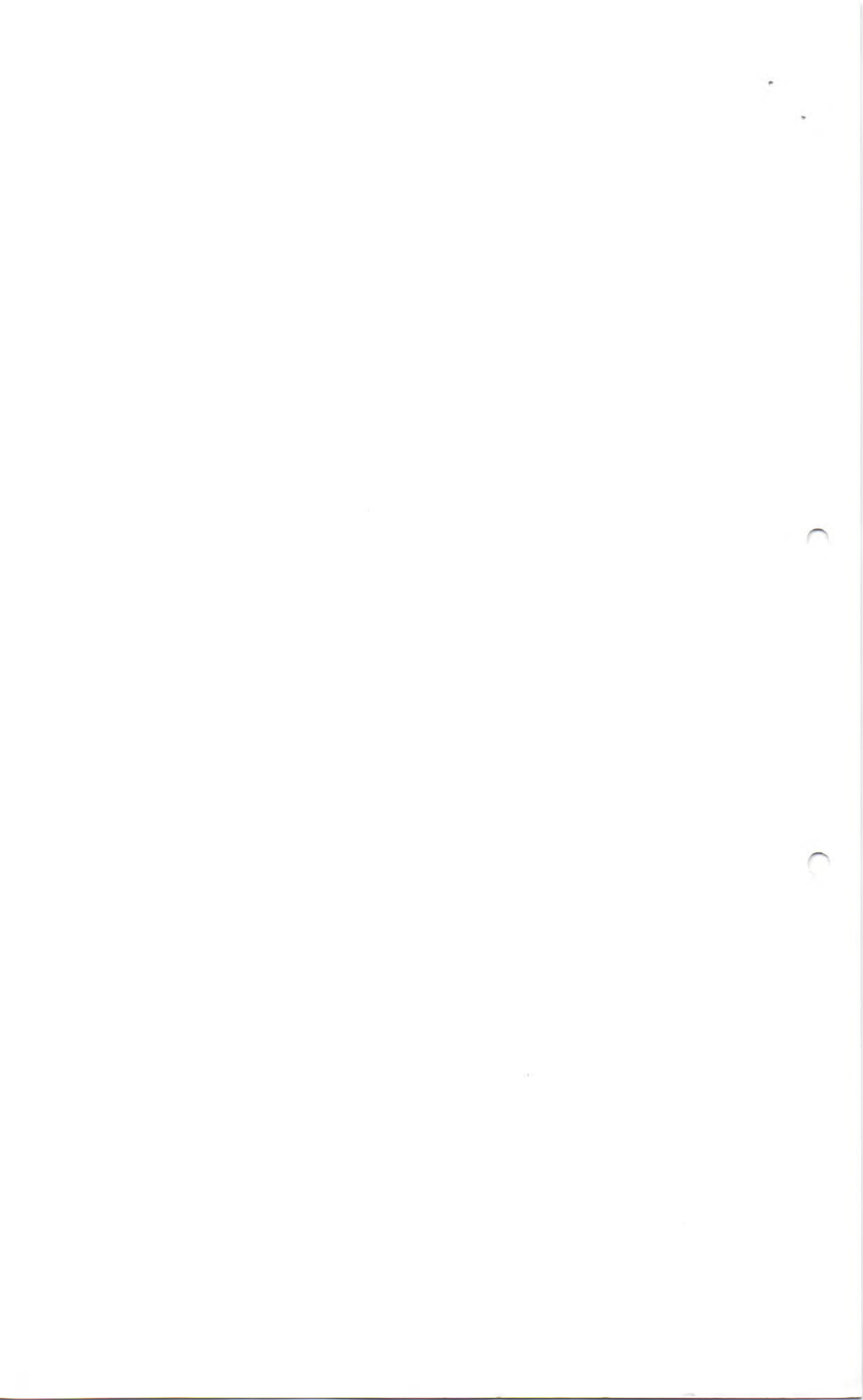
SIGNATURE OF THE PURCHASERS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 17  
Page from 1362 to 1374  
being No 04802 for the year 2010.

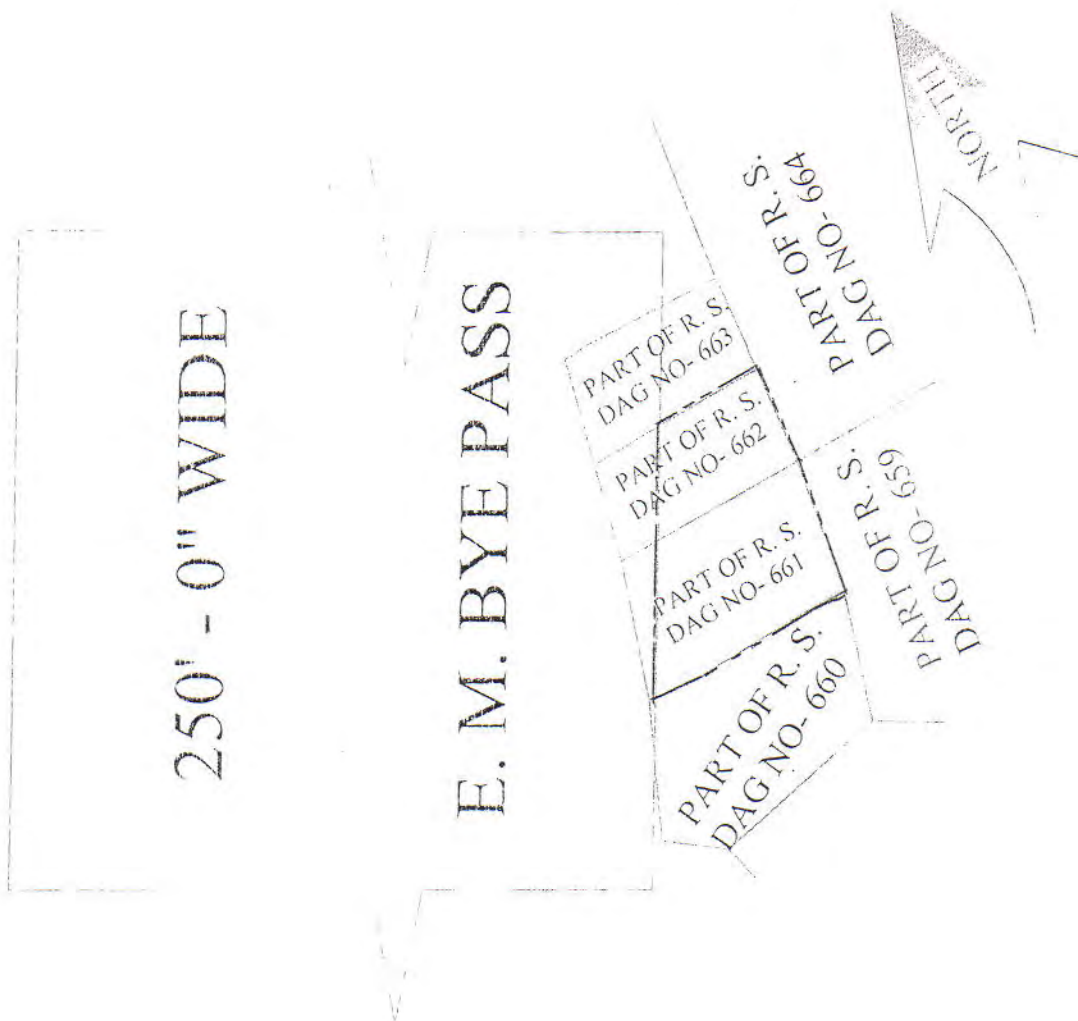


(Panchali Munshi) 22 June-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal



SITE PLAN OF R. S. DAG NO.- 661 AND 662. L. R. DAG NO.-694 AND 695, AT MOUZA-  
KUMRAKHALI, J. L. NO.- 48, UNDER L. R. KHATIAN NO.- 480  
P. S. SONARPUR, WARD NO.-27, RAJPUR SONARPUR MUNICIPALITY

SCALE - 1" = NOT STATED



ELECT CONSTRUCTION PVT. LTD.

Rahul Singh

Director

SIGNATURE OF THE PURCHASERS

Mr. Saideel Rahane  
Kumar

Asrar Rahane Sarkar

SIGNATURE OF THE VENDORS

