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

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Parganas Alipore
Registrar US 7 (2) of
Registration Act 1500
Registration Act 1500

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THIS INDENTURE made this 5 day of February Two Thousand Eleven BETWEEN (1) AJIBAR SARDAR alias AJIBUR RAHAMAN SARDAR, son of the Late Golam Jilani Sardar, (2) ISMAIL SARDAR, (3) YUSUF SARDAR, (4) IMRAN SARDAR and (5) AKRAM SARDAR, all sons of Ajibar Sardar alias Ajibur Rahaman Sardar, all residing at Majher Para, Ward No.25, Police Station Sonapur, District South 24Parganas, 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 IDEAL CONCLAVE PRIVATE LIMITED, a Company duly incorporated

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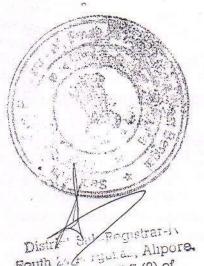
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IDEAL CONCLAVE PVT. LTD.

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District Spingustral Alipore.
South 24 Figura., Alipore.
Registrat U/S 7 (2) of
Registration Act 1908
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Government Of Vvest Bengal Office Of the D.S.R.-IV SOUTH 24-PARGANAS District:-South 24-Parganas

Endorsement For Deed Number: I - 01562 of 2011 (Serial No. 01374 of 2011)

On

Payment of Fees:

On 25/02/2011

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

Presented for registration at 16.45 hrs on :25/02/2011, at the Private residence by Rahul Kyal ,Claimant.

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

Execution is admitted on 25/02/2011 by

- 1. Ismail Sardar, son of Ajibar @ Rahaman Sardar, Majher Para, , , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
- 2. Yusuf Sardar, son of Ajibar @ Rahaman Sardar, Majher Para, , , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
- 3. Imran Sardar, son of Ajibar @ Rahaman Sardar, Majher Para, , , Thana:-Sonarpur, District:-South 24-Parganes, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
- 4. Akram Sardar, son of Ajibar @ Rahaman Sardar, Majher Para, , , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
- Ajibar Sardar Alias Ajibur Rahaman Sardar, son of Lt. Golam Jilani Sardar, Majher Para, , , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession: ----
- Rahul Kyal
 Director, Ideal Conclave Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O.: Pin:-700006.

 By Profession: ----

Identified By Debasish Chakraborty, son of Prasanna Kr Chakraborty, Kodalia J.n.bose Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700146, By Caste: Hindu, By Profession: Business.

(Dulal Chandra Saha) DISTRICT SUB-REGISTRAR-IV

On 28/02/2011

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.-3000000/-

Certified that the required stamp duty of this document is Rs.- 210010 /- and the Stamp duty paid as:

DISTRICT SUB-REGISTRAR-IV

EndorsementPage 1 of 2

01/02/2011 16:00:00



Government Of West Bengal

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

Endorsement For Deed Number: I - 01562 of 2011 (Serial No. 01374 of 2011)

> (Dulal Chandra Saha) DISTRICT SUB-REGISTRAR-IV

On 01/03/2011

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:

Amount By Cash

Rs. 0/-, on 01/03/2011

Amount by Draft

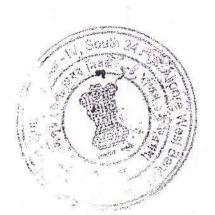
Rs. 33028/- is paid, by the draft number 060146, Draft Date 28/02/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 01/03/2011

(Under Article: A(1) = 32989/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 01/03/2011)

Deficit stamp duty

Deficit stamp duty Rs. 210010/- is paid, by the draft number 060145, Draft Date 28/02/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 01/03/2011

> (Dulal Chandra Saha) DISTRICT SUB-REGISTRAR-IV



(Dulal ChandraSaha) DISTRICT SUB-REGISTRAR-IV

EndorsementPage 2 of 2

under the Companies Act, 1956, having its registered office at premises No.55/1A, Strand Road, Police Station – Jorabagan, Kolkata-700 006, represented by its Director Rahul 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 28 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 Nos.	R.S. Khatian No.	Area (In Sataks)	
694	463	7 .	
695	-do-	5	
696	-do-	6	
697	-do-	- 10	
	TOTAL:	28 Sataks	

(hereinafter referred to as the said mother land).

- B. The said Rahisuddin Sardar died intestate leaving him surviving his widow namely Sobejan Bibi only son namely Golam Jilani Sardar as his surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the said mother land in their respective proportions.
- C. The said Sobejan Bibi died intestate leaving her surviving her only son namely Golam Jilani Sardar as her surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land as left by the deceased in their respective proportions.
- D. The said Achiya Khatoon died intestate leaving her surviving Golam Jilani Sardar and sister Sakina Bibi as her surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land as left by the deceased in their respective proportions.
- 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 mother land as left by the deceased in their respective proportions.

- F. The said Golam Jilani Sardar died intestate on 22nd day of May, 1987 leaving him surviving his widow namely Sabeda Sardar, five sons namely Syedul Sardar, Oliur Rahaman Sardar, Lutfar Rahaman Sardar, Ajibar Sardar alias Ajibur Rahaman Sardar and Atibar Sardar and three daughters namely Piyada Gulal alias Gulal Banu Sardar, Idan Banu Bibi and Shanu Bibi alias Kad Banu as his surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land as left by the deceased in their respective proportions.
- G. The said Shanu Bibi alias Kad Banu died intestate on the 14th day of July, 2001 leaving her surviving her two sons namely Rafiqul Islam and Shafiqul Islam and two daughters namely Marufa Bibi and Anwara Bibi as her surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land as left by the deceased in their respective proportions.
- H. By a Danpatra (Deed of Gift) dated the 20th September 2010 made between the said Sabeda Sardar therein referred to as the Donor of the One Part and one Ismail Sardar, Yusuf Sardar, Imran Sardar and Akram Sardar therein jointly referred to as the Donees of the Other Part registered with the Additional District Sub Registrar Sonarpur in Book No.I CD Volume No.27 Pages 4058 to 4082 Being No.10938 for the year 2010, the Donor therein in consideration of her natural love and affection towards the Donees therein made a free and absolute gift in respect of All That her undivided share in the said mother land containing an area of 1 (One) Cottah 14 (Fourteen) Chittacks 16 (Sixteen) Sq.Ft. or 3.1335 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 District of South 24Parganas comprised in:

R.S. Dag Nos.	R.S. Khatian No.	L.R. Dag Nos.	L.R. Khatian No.	Area (In Sataks)	
694	463	729	489		
695	-do-	730	-do-	0.5463	
696	-do-	731	-do-	0.6818	
697	-do-	732	-do-	1.0905	
091	40		Total:	3.1335	

more fully and particularly described in the schedule thereunder written, freely and absolutely.

I. Thus the Vendors herein are now seized and possessed of or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 5.89 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 District of South 24Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian No.	L.R. Dag Nos.	L.R. Khatian No.	Area (In Sataks)	
694	463	729	489		
695	-do-	730	-do-	1.12	
696	-do-	731	-do-	1.235	
697	-do-	732	-do-	2.1	
			Total:	5.89 Sataks	

free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature (hereinafter referred to as **the said land**).

J. The Vendors have agreed to sell and the Purchaser has agreed to purchase All That the said land containing an area of 5.89 Sataks more fully and particularly described in the **Schedule** hereunder written free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts of whatsoever nature at and for the consideration of Rs.30,00,000/- (Rupees Thirty Lacs only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.30,00,000/-(Rupees Thirty Lacs only) of the lawful money of the Union of India well and truly paid by the Purchaser 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 Purchaser 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 5.89 Sataks be the same a little more or less together with structure standing thereon having a covered area of 100 (One Hundred) Sq.Ft. situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur District of South 24Parganas comprised in:

R.S. Dag Nos.	R.S. Khatian No.	L.R. L.R. Dag Khatia Nos. No.		Area (In Sataks)	
694	463	729	489	1.435	
695	-do-	730	-do-	1.12	
696	696 -do- 731	-do-	1.235		
697	-do-	732	-do-	2.1	
			Total:	5.89 Sataks	

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 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 5.89 Sataks be the same a little more or less together with structure standing thereon having a covered area of 100 (One Hundred) Sq.Ft. situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur District of South 24Parganas comprised in:

R.S. Dag	R.S. Khatian	L.R. Dag Nos.	L.R. Khatian No.	Classification	(In Sataks)
Nos.	No.			Bastu	1.435
694	463	729	489	A STATE OF THE STA	1.12
695	-do-	730	-do-	Bastu	
77970		731	-do-	Danga	1.235
696	-do-		-do-	Danga -	2.1
697	-do-	732	-40-	TOTAL:	5.89 Sataks

and butted and bounded in the manner following:-

ON THE NORTH : By R.S. Dag Nos.699, 700 & 698/2256;

ON THE EAST : By R.S. Dag No.705/2257;

ON THE SOUTH : By R.S. Dag Nos.693 & 692 and

ON THE WEST : By R.S. Dag No.682.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

L.T. 9 of Ajiban Sardar

Alian Ajibar Ramaman

Sardar by the Pen of

Debarish Chakrabory

SIGNED and DELIVERED by the **VENDORS** at Kolkata

in the presence of:

Sujis. Rey 6. ales fam. allra 6. Kalkala - 700001.

Debasish Chalbraborty Ptrill- Kodalia, J.N. Bose Roal Kol- 700196

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Albam Sonder

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

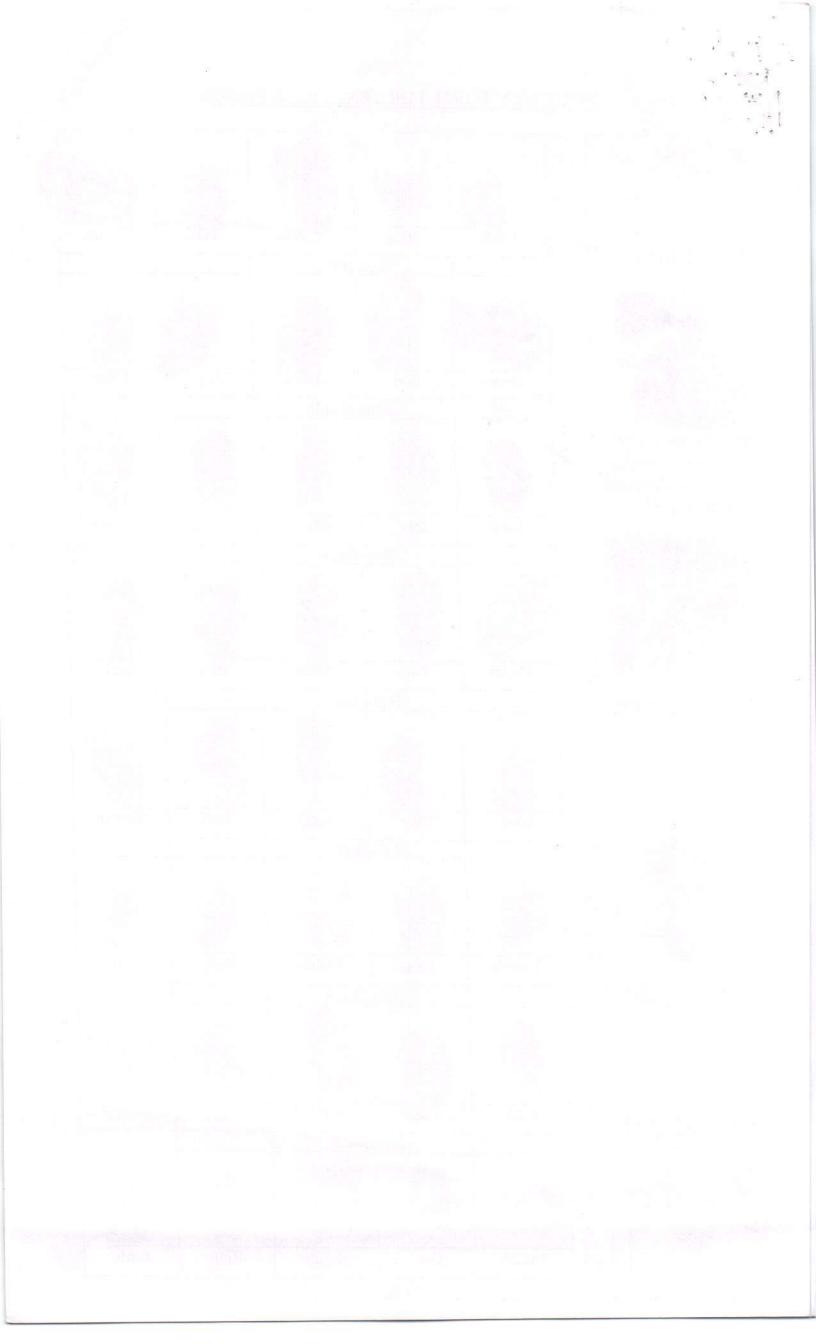
Surph Rey

Debasish Chakrabost.

IDEAL CONCLAVE PVT. LTD.

SPECIMEN FORM FOR TEN FINGER PRINTS

				FIGURE	in the second	
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			(Righ	nt Hand)		
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 6 Page from 632 to 646 being No 01562 for the year 2011.



(Dulal ChandraSaha) 02-March-2011 DISTRICT SUB-REGISTRAR-IV Office of the D.S.R.-IV SOUTH 24-PARGANAS West Bengal



SPECIMEN FORM FOR TEN FINGER PRINTS

						
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