4977/10 SL.NO- 68 (13) 46 I-6403/10

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

V/C NO- 1489/10

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL H 012728

At 08-30 P.m

24.6.10

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata 02-07-10

Q. NO-10998/10

THIS INDENTURE made this 24th day of June Two Thousand Ten **BETWEEN ANSAR ALI MOLLA alias ANSER ALI MOLLA**, son of the Late Ahadat Ali Molla, residing at Dakshin Fartabad, 26, Sonarpur, South 24-Parganas, Kolkata-700 084, 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 INTENT BUILDERS PVT. LTD.**, 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 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 respective successor or successors-in-interest and assigns) of the **OTHER PART** :

2847

5(1) 25

25

53240

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

NAME.....
ADD/ADV.....
RS.....

18 JUN 2010
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol

Rahul Kyal

3115

Patent Builders Pvt. Ltd.
Rahul Kyal
Director

3117

~~3116~~

Anzar Ali Molla alias
Anser Ali Molla

Sarifal Arun Molla
S/O Mahabub Ali Molla
Farctabad, Garia.
Kol-84
Business

Additional Registrar of Assurances, Kolkata
24 JUN 2010

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 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 mother land in their respective proportions.

C. 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.

D. By a Bengali Kobala (Deed of Sale) 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 one Abdul Qader Sardar 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 amongst All That the undivided part or share in the said mother land containing an area of 6 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	2
695	-do-	1
696	-do-	1
697	-do-	2

	TOTAL :	**6 Sataks**

hereinafter collectively referred to as **the said first plot of land**) more fully and particularly described in the Schedule thereunder written, absolutely and forever.

E. By a Bengali Kobala (Deed of Sale) dated the 21st day of May 1962 made between the said Abdul Qader Sardar therein referred to as the Vendor 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.58 Pages 130 to 132 Being No.5033 for the year 1962, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein amongst All That the said first plot of land containing an area of 6 Sataks be the same a little more or less more fully and particularly described in the Schedule thereunder written, absolutely and forever.

F. By another Bengali Kobala (Deed of Sale) dated the 7th day of March 1963 made between the said Golam Jilani Sardar therein referred to as the Vendor 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.40 Pages 117 to 118 Being No.2106 for the year 1963, the Vendor 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 mother land containing an area of 1 Cottah 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
696	463	8 Chittacks
697	-do-	8 Chittacks
	TOTAL :	**1 Cottah equivalent to 1.6529 Sataks**

(hereinafter collectively referred to as **the said second plot of land**) more fully and particularly described in the Schedule thereunder written, absolutely and forever.

G. 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 first and second plots of land containing an area of 7.6529 Sataks be the same a little more or less.

H Thus the Vendor herein is now seized and possessed of or otherwise well and sufficiently entitled to All That the said first and

second plots of land containing an area of 7.6529 Sataks situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur District of South 24Parganas free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature (hereinafter referred to as **the said land**).

I. The Vendor has agreed to sell said land and the Purchaser has agreed to purchase the said land containing an area of 7.6529 Sataks more fully and particularly described in the **First 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.9,00,000/- (Rupees Nine Lacs only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.9,00,000/- (Rupees Nine Lacs 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 7.6529 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 in the District South 24-Parganas comprised in:-

R.S. Dag Nos.	R.S. Khatian No.	L.R. Dag Nos.	L.R. Khatian No.	Area
694	463	729	105	2 Sataks
695	-do-	730	-do-	1 Sataks
696	-do-	731	-do-	1.8264 Sataks
697	-do-	732	-do-	2.8264 Sataks
			TOTAL :	**7.6529 Sataks**

more fully and particularly described in the **First 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 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 **AND** the Vendors do and each of them doth hereby covenant with the Purchaser that the Vendor shall and will at all times hereafter at the request and costs of the Purchaser produce or cause to be produced to the Purchaser or its agents the documents of title in respect of the said land more fully and particularly mentioned in the **Second Schedule** hereunder written and shall likewise give inspection of the same to the Purchaser or its nominee or nominees or anybody claiming through or under them **AND** the

Vendor further declare that they shall in the meantime keep the said title deeds and documents safe harmless and unobliterated.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land containing an area of 7.6529 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, Sub Registry office Sonarpur in the District South 24Parganas comprised in :-

R.S. Dag Nos.	R.S. Khatian No.	L.R. Dag Nos.	L.R. Khatian No.	Classification	Area
694	463	729	105	Bastu	2 Sataks
695	-do-	730	-do-	Bastu	1 Sataks
696	-do-	731	-do-	Danga	1..8264 Sataks
697	-do-	732	-do-	Danga	2.8264 Sataks
				TOTAL :	**7.6529 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;

THE SECOND SCHEDULE ABOVE REFERRED TO :

A] Bengali Kobala (Deed of Sale) 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 one Abdul Qader Sardar 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.

B] Bengali Kobala (Deed of Sale) dated the 7th day of March 1963 made between the said Golam Jilani Sardar therein referred to as the Vendor 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.40 Pages 117 to 118 Being No.2106 for the year 1963.

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 :

Ansar Ali Molla alias
Anser Ali Molla

Susil Ray.
6. Old Post office St.
Kolkata - 700001

Saiful Anam Molla
Farctabad, Garia, Kol-84

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

Intent Builders Pvt. Ltd.
Rahul Kyal
Director

Susil Ray
Saiful Anam Molla

Drafted by :
[illegible]
Advocate
Nitin Mansion & Co
6, Old Post Office St
Kol - 1.

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.9,00,000/- (Rupees Nine Lacs only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQUE NO.	BANK/BRANCH	AMOUNT
22.06.2010	729335	Indian Overseas Bank Posta Branch, Kolkata.	Rs. 9,00,000/-
		Total :	**Rs. 9,00,000/-** ==========

(Rupees Nine Lacs only).

Anwar Ali Molla alias
Anser Ali Molla

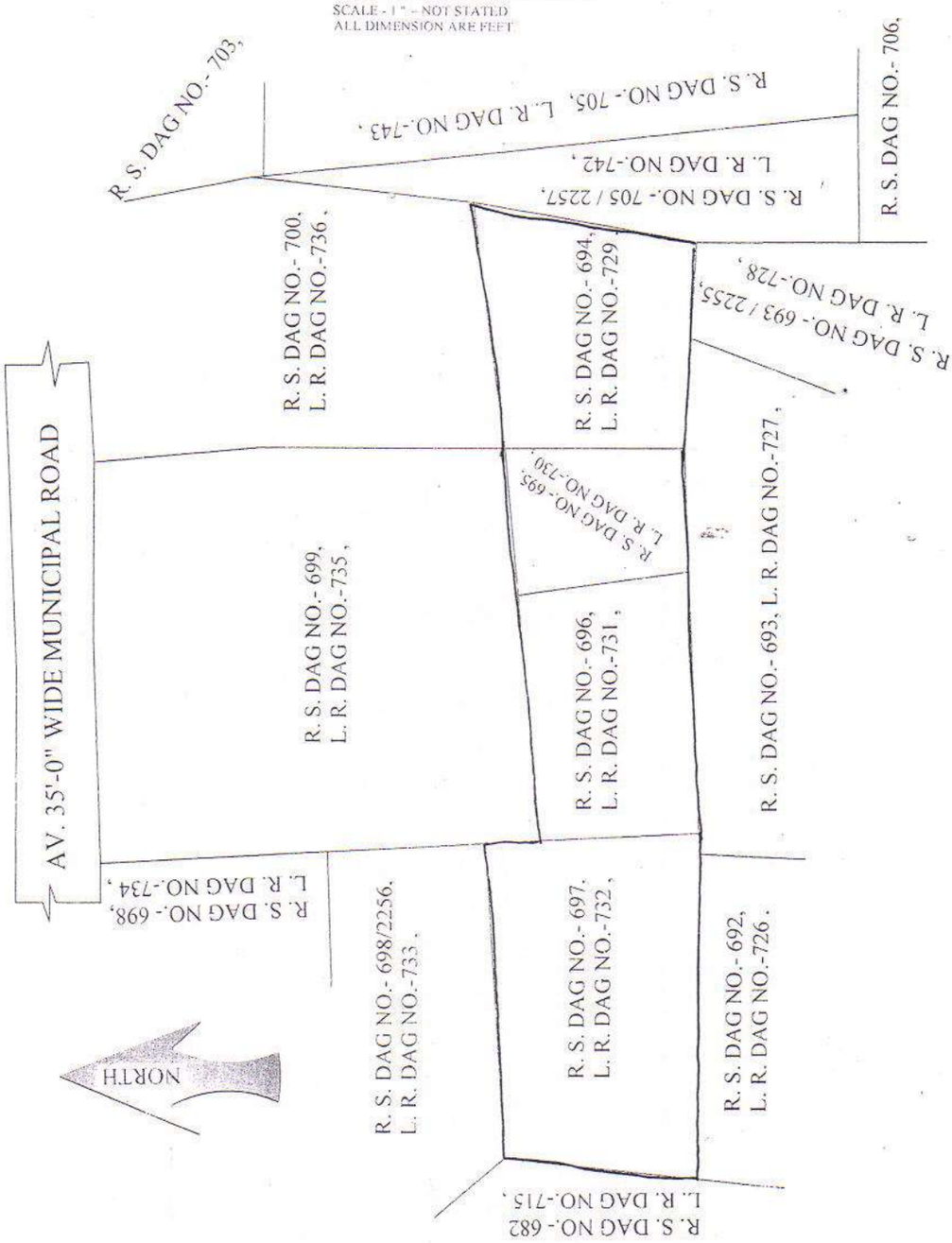
WITNESSES :

Sarifal Anam Molla

SITE PLAN OF R. S. DAG NO.- 694(PART), 695(PART),696(PART) AND 696(PART), L. R. DAG NO.- 729(PART), 730(PART), 731(PART), AND 732(PART), AT MOUZA- KUMRAKHALI , J. L. NO.- 48, UNDER L. R. KHATIAN NO.-105, P. S. SONARPUR, WARD NO.-27, RAJPUR SONARPUR MUNICIPALITY

AREA =26+9 = AS SHOWN WITH RED BORDER

SCALE - 1" = NOT STATED
ALL DIMENSION ARE FEET



Intent Builders Pvt. Ltd.

Rahul Kyal

Director

SIGNATURE OF THE PURCHASER/S

Anwar Ali Molla alias
Anwar Ali Molla

SIGNATURE OF THE VENDOR

S. DH. RAHAMAN CONTACT - 9330929304

Government Of West Bengal

Office Of the A.R.A.-I KOLKATA

District:-Kolkata

Endorsement For Deed Number : I - 06403 of 2010

(Serial No. 04977 of 2010)

On 24/06/2010

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

Presented for registration at 20.30 hrs on :24/06/2010, at the Private residence by Rahul Kyal ,Claimant.

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

Execution is admitted on 24/06/2010 by

1. Ansar Ali Molla Alias Anser Ali Molla, son of Lt Ahadat Ali Molla , Dakshin Fartabad, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste Muslim, By Profession : Others

2. Rahul Kyal
Director, Intent Builders Pvt. Ltd., 55/1 A, Strand Road, Kolkata, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .
, By Profession : Others

Identified By Sariful Arun Molla, son of Mahobub Ali Molla, Fartabad, Garia, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste: Muslim, By Profession: Business.

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

On 01/07/2010

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.-2564550/-

Certified that the required stamp duty of this document is Rs.- 179539 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

On 02/07/2010

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) = 28204/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 02/07/2010

Deficit stamp duty

Additional Registrar of Assurances-I, Kolkata
- 2 JUL 2010

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

Government Of West Bengal

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

Endorsement For Deed Number : I - 06403 of 2010

(Serial No. 04977 of 2010)

Deficit stamp duty Rs. 179539/- is paid04782024/06/2010State Bank of India, CALCUTTA MAIN BRANCH, received on 02/07/2010

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

Additional Registrar of Assurances -I, Kolkata
2 JUL 2010

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

SPECIMEN FORM FOR TEN FINGERPRINTS

1.		Little	Ring	Middle (left	Fore Hand)	Thumb
		Thumb	Fore	Middle (right	Ring Hand)	Little
2.		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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 3622 to 3636
being No 06403 for the year 2010.

Seal of the Additional Registrar of Assurances, Kolkata

(Dines Kumar Mukhopadhyay) 08-July-2010
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal