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the said first and second plots of land for the construction of Eastern Metropolitan Bypass.

L. After the said acquisition only a 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 comprised in R.S. Dag No.490 Police Station Sonarpur in the then District 24-Parganas, was left out.

M. Thus the Vendors herein are 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 940.75 Sataks be the same a little more or less in their respective proportions, free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trusts whatsoever nature.

N. The Vendors have agreed to sell said land and the Purchasers have agreed to purchase **ALL THAT** the piece and parcel of land containing an area of **54 Sataks** be the same a little more or less out of the said first and second plots of land situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur in the District South 24-Parganas comprised in :-

Touji Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Area (In Sataks)
260	476	791	500	181 & 225	8
-do-	477	-do-	501	-do-	4
-do-	481 2187	898	506	-do-	19
-do-	482	791	507	-do-	17
256	483	1412	508	-do-	5
260	490	654	515	225	1
TOTAL :					54 Sataks

more fully and particularly described in the **First Schedule** hereunder written (hereinafter collectively referred to as **the said land**) free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trusts of whatsoever nature at and for the consideration of Rs.2,28,69,000/- (Rupees Two Crores Twenty Eight Lacs Sixty Nine Thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,28,69,000/- (Rupees Two Crores Twenty Eight Lacs Sixty Nine Thousand 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

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and in favour of the Purchasers **ALL THAT** the piece and parcel of land containing an area of **54 Sataks** 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 District South 24-Parganas comprised in :-

Touji Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Area (In Sataks)
260	476	791	500	181 & 225	8
-do-	477	-do-	501	-do-	4
-do-	481 2187	898	506	-do-	19
-do-	482	791	507	-do-	17
256	483	1412	508	-do-	5
260	490	654	515	225	1
TOTAL :					54 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 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 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 Vendors do and each of them doth hereby covenant with the Purchasers that the Vendors shall keep and preserve the title deeds and documents morefully and particularly mentioned in the **Second Schedule** hereunder written and at the request and costs of the Purchasers the Vendors shall produce or give inspection of the same to the Purchasers or their nominee or nominees or anybody claiming through or under them **AND** the Vendors further declare that they shall keep the said title deeds and documents morefully mentioned and described in the Second Schedule hereunder written safe harmless and unobliterated.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land containing an area of 54 Sataks 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 District South 24-Parganas comprised in :-

Touji Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Classification	Area (In Sataks)
260	476	791	500	181 & 225	Danga	— 8
-do-	477	-do-	501	-do-	Sali	— 4
-do-	481 2187	898	506	-do-	Bagan	19
-do-	482	791	507	-do-	Danga	— 17
256	483	1412	508	-do-	-do-	— 5
260	490	654	515	225	-do-	— 1
					TOTAL :	54 Sataks

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and butted and bounded in the manner following :-

<u>ON THE NORTH</u>	:	By R.S. Dag No. 668;
<u>ON THE EAST</u>	:	By R.S. Dag Nos. 475, 478 and 481;
<u>ON THE SOUTH</u>	:	By R.S. Dag No. 452 and
<u>ON THE WEST</u>	:	By R.S. Dag Nos. 487, 486 and 484.

THE SECOND SCHEDULE ABOVE REFERRED TO :

- A] Final Decree passed by the Court of Learned 2nd Sub-Ordinate Judge 24 Parganas at Alipore on the 22nd day of August 1939 in T.S. No.45 of 1939 (Faziran Bibi & Ors. -vs- Gandha Sardar & Ors.).
- B] Bontanama (Deed of Partition) dated the 20th day of November, 1945 made between the said Gandha Sardar therein referred to as the party to the One Part and the said Abdul Motaleb Sardar therein referred to as the party to the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Being No.5226 for the year 1945.
- C] Bengali Kobala (Deed of Sale) dated the 26th day of July 1948 made between the said Khotejan Bibi therein referred to as the Vendor of the One Part and one Abul Basar Sardar then being minor represented by his natural guardian father Golap Rabbani Sardar therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.45 Pages 227 to 238 Being No.4035.
- D] Bondobstopatra/Paribarik Babostapatra (Deed of Settlement/ Family Settlement) dated the 3rd day of November, 1983 made between the said Golap Rabbani Sardar therein referred to as the Settlor of the One Part and the said Abul Basar Sardar and Abul Kalam Sardar, therein jointly referred to as the Settlees of the Other Part and registered with the Sub-Registry Office of Sonarpur in Book No.I Volume No.117 Pages 310 to 324 Being No.5599 for the year 1986.

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

Afsan Sarda
Kum Khali
Narendrapur
Sonar Pur
Koi - 103

Abdul Basir Sarda
Alias Abdul Basir Sarda
(PAN: CPQPS 8872H)
Abul Kalam Sarda
Alias. Abdul Kalam Sarda
(PAN: CPQPS 8873G)

Musahid Hossain Sarda

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

Afsan Sarda
Kum Khali
Narendrapur
Sonar Pur
Koi - 103

Musahid Hossain Sarda

Kum Khali
Narendrapur.
Sonar pur.
Koi - 103.

Drafted by :

S. Bandhapadhyay
Suprabhat Bandopadhyay
Advocate.
6, Old Post Office Street,
Kolkata-700 001.

WINSOME PLAZA PVT. LTD.
Rahul Kyal,
Director

Indralok Complex Pvt. Ltd.
Rahul Kyal,
Director

Wellbuild Enclave Pvt. Ltd.
Rahul Kyal,
Director

UTILITY COMPLEX PVT, LTD.
Rahul Kyal,
Director

EMERGENCY PROJECTE PVT, LTD,
Rahul Kyal,
Director

... PVT, LTD.
Rahul Kyal,
Director

(PAN: AGHPK1359F)

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RECEIVED of and from the within-named Purchasers the within-mentioned sum of Rs. 2,28.69,000/- (Rupees Two Crores Twenty Eight Lacs Sixty Nine Thousand only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>BANK/BRANCH</u>	<u>AMOUNT</u>
29.03.2010	729069	Indian Overseas Bank, Posta, Kol	9,00,000/-
29.03.2010	729070	Indian Overseas Bank, Posta, Kol	9,00,000/-
29.03.2010	729071	Indian Overseas Bank, Posta, Kol	3,43,968/-
29.03.2010	729072	Indian Overseas Bank, Posta, Kol	9,00,000/-
29.03.2010	729073	Indian Overseas Bank, Posta, Kol	9,00,000/-
29.03.2010	729074	Indian Overseas Bank, Posta, Kol	3,43,969/-
29.03.2010	729075	Indian Overseas Bank, Posta, Kol	9,00,000/-
29.03.2010	729076	Indian Overseas Bank, Posta, Kol	9,00,000/-
29.03.2010	729077	Indian Overseas Bank, Posta, Kol	3,43,968/-
29.03.2010	729079	Indian Overseas Bank, Posta, Kol	9,00,000/-
29.03.2010	729080	Indian Overseas Bank, Posta, Kol	9,00,000/-
29.03.2010	729081	Indian Overseas Bank, Posta, Kol	3,43,969/-
29.03.2010	729066	Indian Overseas Bank, Posta, Kol	9,00,000/-
29.03.2010	729067	Indian Overseas Bank, Posta, Kol	9,00,000/-
29.03.2010	729068	Indian Overseas Bank, Posta, Kol	3,43,969/-
30.03.2010	729094	Indian Overseas Bank, Posta, Kol	7,00,000/-
30.03.2010	729095	Indian Overseas Bank, Posta, Kol	7,00,000/-
30.03.2010	729096	Indian Overseas Bank, Posta, Kol	7,43,969/-
30.03.2010	729092	Indian Overseas Bank, Posta, Kol	8,00,000/-
30.03.2010	729093	Indian Overseas Bank, Posta, Kol	8,67,531/-
30.03.2010	729088	Indian Overseas Bank, Posta, Kol	8,00,000/-
30.03.2010	729089	Indian Overseas Bank, Posta, Kol	8,67,531/-
30.03.2010	729086	Indian Overseas Bank, Posta, Kol	8,00,000/-
30.03.2010	729087	Indian Overseas Bank, Posta, Kol	8,67,531/-
30.03.2010	729090	Indian Overseas Bank, Posta, Kol	8,00,000/-
30.03.2010	729091	Indian Overseas Bank, Posta, Kol	8,67,531/-
30.03.2010	729082	Indian Overseas Bank, Posta, Kol	8,00,000/-
30.03.2010	729083	Indian Overseas Bank, Posta, Kol	8,67,532/-
30.03.2010	729084	Indian Overseas Bank, Posta, Kol	8,00,000/-
30.03.2010	729085	Indian Overseas Bank, Posta, Kol	8,67,532/-
			2,28,69,000/-






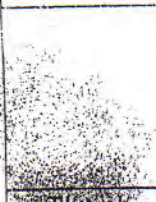



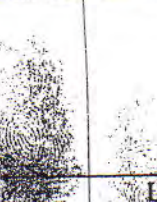


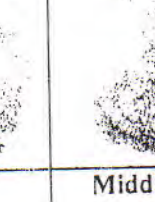
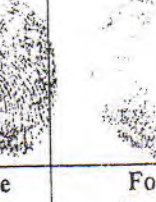

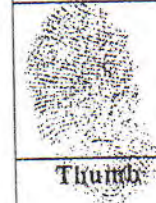
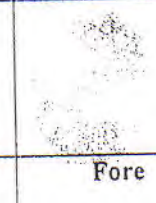
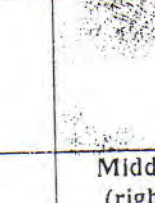
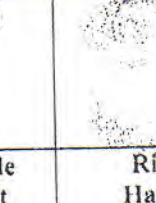
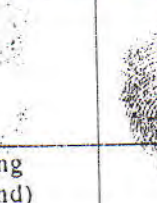

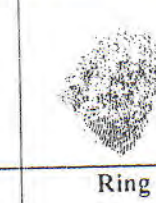
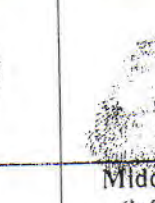

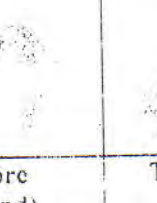
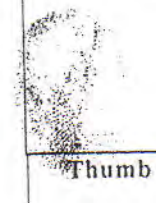

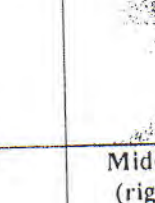
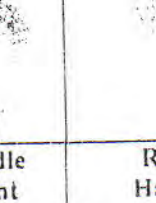
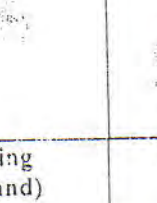

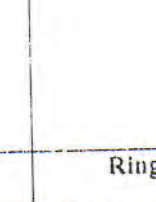
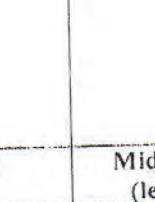
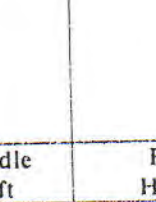
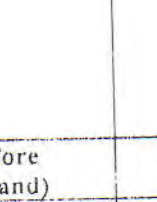
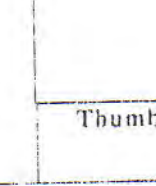
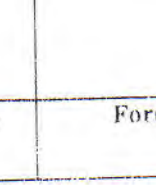
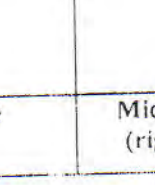
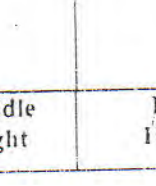
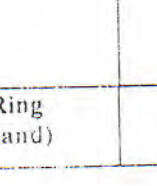
(RUPEES TWO CRORES TWENTY EIGHT LACS SIXTY NINE THOUSAND ONLY).

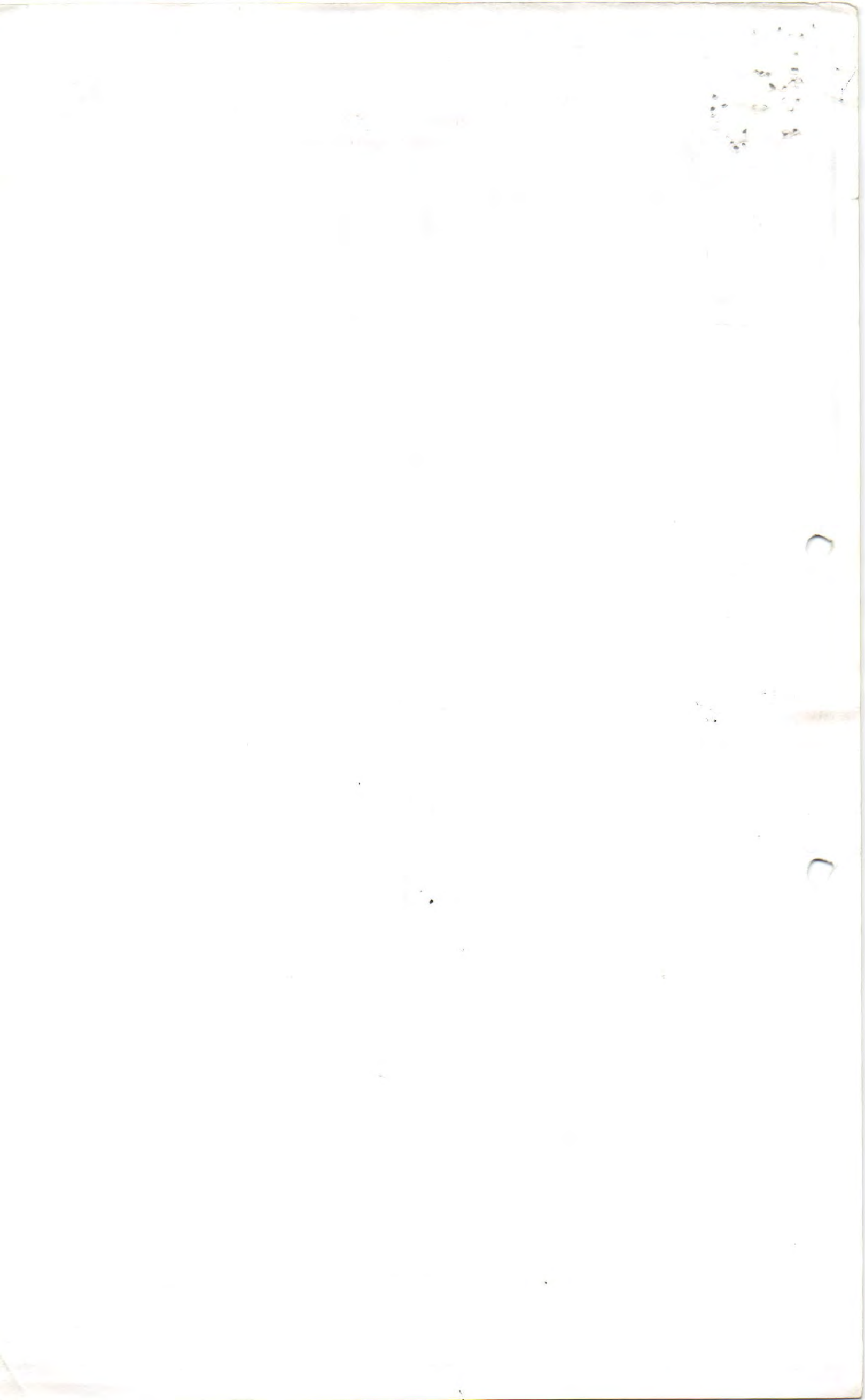
WITNESSES :

Afsan Sander
Muzamid Hassan Sander

Abdul Basar Sander
alias - Abdul Basar Sander
Abdul Kalam Sander
alias Abdul Kalam Sander

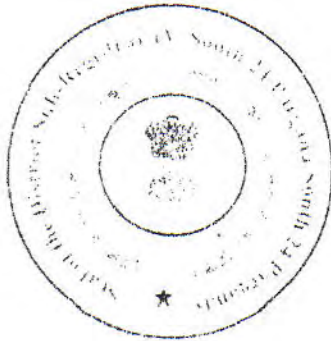
SPECIMEN FORM FOR TEN FINGERPRINTS


1.	Abul Bazar Sarder Alias. Abdul Bazar Sarder					
		Little	Ring	Middle (left)	Fore Hand	Thumb
						
		Thumb	Fore	Middle (right)	Ring Hand	Little
2.	Abul Kalam Sarder Alias Abul Kalam Sarder					
		Little	Ring	Middle (left)	Fore Hand	Thumb
						
		Thumb	Fore	Middle (right)	Ring Hand	Little
3.	Rahim Rajat.					
		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 9
Page from 3082 to 3102
being No 02579 for the year 2010.




(Dulal Chandra Saha) 08-April-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

