03772

I/4338/2010

भारतीय गैर न्यायिक

0318.16

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL H 021108

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

THIS INDENTURE made this 2nd day of June Two Thousand Ten **BETWEEN JAMAL UDDIN SEIKH alias SK. JAMAL UDDIN**, son of the Late Abdul Seikh, residing at Village Majherpara, Police Station Sonarpur, District South 24Parganas, 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 INOX HOUSING PRIVATE LIMITED**, having PAN AACCI2659C, a Company duly incorporated under the Companies Act, 1956, having its

Additional Registrar of Assurances, Registrar U/S 1 (2) Registration ACT 1908 Alipore, South 24 Parganas
3 JUN 2010

J(1) Rs. 250.00
J(2) Rs. 150.00
(Prop) Rs 4,00.00
realised on 2/6/10

38133

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

NAME.....
ADD/ADV.....
PS.....

31 MAY 2010

SURANJAN CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol

Umesh Kyal

1000

INOX HOUSING PVT. LTD.
Umesh Kyal
Director

1001

Jamaluddin Seikh
alias Sk. Jamaluddin

Sub-Registrar-IV, South 24 Pgs. Alipore
West Bengal

Sub-Registrar U/S 7
Registration ACT 16
South 24 Parganas
2 JUN 2010

Arijit Das
S/o Lat S. Das
6, old Post office Street
Kol-1

registered office at premises No. 55/1A, Strand Road, Kolkata-700 006, represented by its Director Umesh 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 Sultan Sardar ~~was~~ were 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 7 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 Nos.	Area
469	19	7 Sataks
	Total :	**7 Sataks**

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

B. The said Sultan Sardar died intestate leaving him surviving his two sons namely Hossain Ali Sardar and Ali Mohammad Sardar and two daughters namely Balu Bibi alias Banu Bibi and Hasina Khatun 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. By a Bengali Kobala (Deed of Sale) dated the 2nd day of May 1967 made between the said Hossain Ali 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.63 Pages 254 to 256 Being No.3756 for the year 1967, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein amongst others All That his undivided part or share in the said mother land containing an area of ~~2~~ 4 Sataks, be the same a little more or less, more fully and particularly described in the Schedule thereunder written, absolutely and forever.

D. 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 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 Revenue Survey No.131 Police Station Sonarpur in the District of South 24-Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Area
469	19 & 26	493	560	2 Sataks
			Total :	**2 Sataks**

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

E. Thus the Vendor herein is now seized and possessed of or otherwise well and sufficiently entitled to All That the said land free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature.

F. The Vendor has agreed to sell and the Purchaser has agreed to purchase All That the said land 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** 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 Revenue Survey No.131 Police Station Sonarpur in the District of South 24-Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Area
469	19 & 26	493	560	2 Sataks
			Total :	**2 Sataks**

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 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

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West Bengal

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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.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT 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 Revenue Survey No.131 Police Station Sonarpur in the District of South 24-Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Classification	Area
469	19 & 26	493	560	Danga	2 Sataks
				Total :	**2 Sataks**

and butted and bounded in the manner following :-

ON THE NORTH : By R.S. Dag No. 674;
ON THE EAST : By R.S. Dag Nos. 684 & 685;
ON THE SOUTH : By R.S. Dag No. 470 and
ON THE WEST : By R.S. Dag Nos. 669 & 670.

Seal of the Dist. Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal

Additional Sub Registrar
u/s. Registration ACT 1908
Alipore, South 24 Pargana
2 JUN 2010

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 :

Jamaluddin Sk alias Sk. Jamaluddin.

Arijit Pal
6, old Post office Street
Kol-1

2. Dhiman Ghosh
Alipore Police Court
Kol-27

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

MOX HOUSING PVT. LTD.
Director

Arijit Pal

2. Dhiman Ghosh

Drafted by :

Suprabhat Bandyopadhyay.

Suprabhat Bandyopadhyay
Advocate.
Victor Moses & Co.,
Solicitors & Advocates,
6, Old Post Office Street,
Kolkata-700 001.

Additional Registrar of
Assurances, Registrar U/S 7 (2) of
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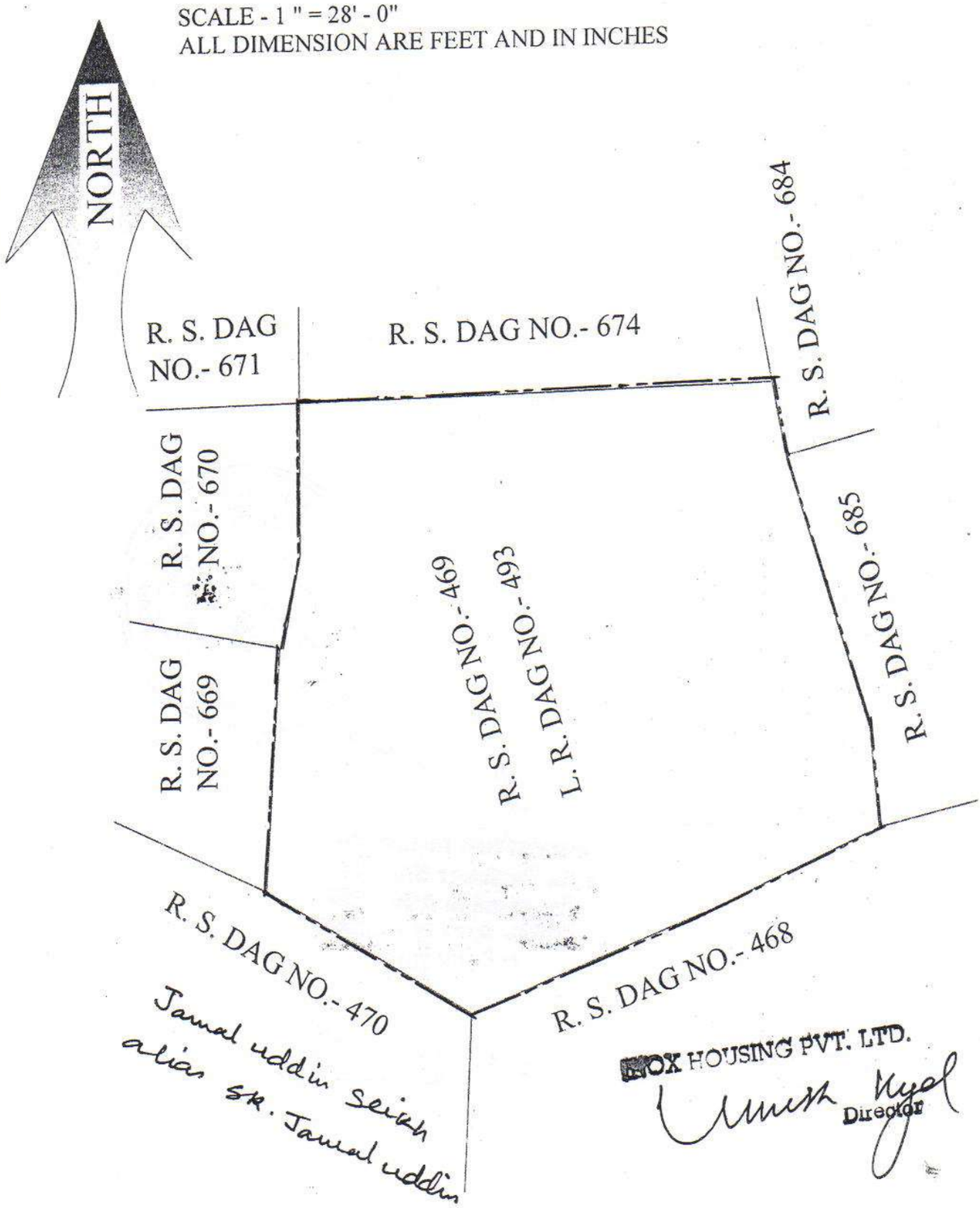
SITE PLAN OF R. S. DAG NO. 469 AT MOUZA- KUMRAKHALI , J. L. NO.-48, UNDER P. S. SONARPUR, WARD NO.-27, RAJPUR SONARPUR MUNICIPALITY

SCALE - 1 " = 28' - 0"
ALL DIMENSION ARE FEET AND IN INCHES



BOX HOUSING PVT. LTD.
Director

SIGNATURE OF THE VENDOR

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

R E C E I V E D of and from the within-named Purchasers 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
01.06.2010	184805	Indian Overseas Bank, Posta Branch, Kolkata	Rs.9,00,000.00
		Total :	**Rs.9,00,000/-**

(Rupees Nine Lacs only).

WITNESSES :

Arijit Das

Jamal uddin Sekh
alias SK. Jamal uddin.

2. Dhiman Ghosh

Sub-Registrar -IV, South 24 Pgs. Alipore West Bengal

Sub Registrar
Registrar U/S 7 (2)
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South 24 Parganas
- 2 JUN 2010

SPECIMEN FORM FOR TEN FINGERPRINTS

1.	Umesh Kyal	Little	Ring	Middle (left	Fore Hand)	Thumb
		Thumb	Fore	Middle (right	Ring Hand)	Little
2.	Jamaluddin Sekh alias Sk. Jamaluddin.	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

Additional Sub Registrar-IV
i.e., Registrar U/S 7 (2) of
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- 2 JUN 2010

Government Of West Bengal

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

Endorsement For Deed Number : I - 04338 of 2010

(Serial No. 03772 of 2010)

On 02/06/2010

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

Presented for registration at 16.45 hrs on :02/06/2010, at the Private residence by Umesh Kyal ,Claimant.

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

Execution is admitted on 02/06/2010 by

1. Jamal Uddin Seikh Alias Sk Jamal Uddin, son of Lt. Abdul Seikh , Majherpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----

2. Umesh Kyal
Director, Inox Housing Pvt Ltd, 55/1a,strand Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700006 .
, By Profession : ----

Identified By Avijit Das, son of Lt. S Das, 6,old Post Office St, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: ----.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 03/06/2010

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/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 9889/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 03/06/2010

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.-900000/-

Certified that the required stamp duty of this document is Rs.- 54010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 54020/- is paid, by the draft number 045917, Draft Date 03/06/2010, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 03/06/2010

(Dulal ChandraSaha)
DISTRICT SUB-REGISTRAR-IV

Government Of West Bengal

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

Endorsement For Deed Number : I - 04338 of 2010

(Serial No. 03772 of 2010)

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

(Dulal ChandraSaha)
DISTRICT SUB-REGISTRAR-IV

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 3822 to 3833
being No 04338 for the year 2010.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

(Dulal ChandraSaha) 03-June-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

##########################
DATED THIS 2nd DAY OF JUNE 2010
##########################

BETWEEN

JAMAL UDDIN SEIKH
... Vendor.

AND

INDRALOK CONSTRUCTION PRIVATE LIMITED

... Purchaser.

CONVEYANCE

VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES,
6, OLD POST OFFICE STREET,
KOLKATA-700 001.