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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the documents is admitted to registration, the signature shows and the stamp is attached to this document as part of the documents.

G 813579

Signature of Sub-Registrar

Sub-Registrar-II  
1st Floor, South 24 Parganas

**THIS INDENTURE** made this 1<sup>st</sup> day of April Two Thousand Ten **BETWEEN** (1) **ABUL BASAR SARDAR** alias **ABDUL BASAR SARDAR** and (2) **ABUL KALAM SARDAR** alias **ABDUL KALAM SARDAR**, both sons of Golap Rabbani Sardar, both residing at Majher Para, Ward No. 25, 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 heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND** (1) **WINSOME PLAZA PRIVATE LIMITED**, a Company duly incorporated under the

Jr(1) B. 250.00  
 Jr(2) h. 300.00  
 -----  
 R. 550.00  
 Seal'd on 01.4.10

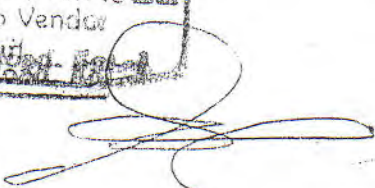
Abul Basar Sardar  
 Abul Kalam Sardar  
 Also - Abul Basar Sardar

1/c AGA/10  
 B.D. Road  
 S-15 m.  
 1500810  
 25/5/87

196119

VICTORIAN ROSES & CO.  
Advocates  
Office Street  
700 001

IN  
AD.  
RS.....  
24 MAR 2010  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kolkata



Rahul Kyal.  
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WINSOME PLAZA PVT. LTD.  
Rahul Kyal.  
Director

Indralok Complex Pvt. Ltd.  
Rahul Kyal.  
Director

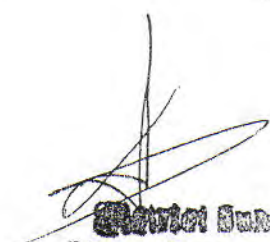
Enclave Pvt Ltd.  
Rahul Kyal.  
Director

UTILITY COMPLEX PVT. LTD.  
Rahul Kyal.  
Director

Rahul Kyal.

PROJECTS PVT, LTD.  
Rahul Kyal.  
Director



  
District Sub Registrar-IV  
U/S 7 (2) of  
Registration Act 1908  
Alipore, South 24 P.S., Bengal  
- 1 APR 2010

Sunit Ray P.T.O



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

Endorsement For Deed Number : I - 02579 of 2010  
(Serial No. 02296 of 2010)

On 01/04/2010

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

Presented for registration at 17.15 hrs on :01/04/2010, at the Private residence by Rahul Kyal  
Claimant.

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

Execution is admitted on 01/04/2010 by

1. Abul Basar Sardar Alias Abdul Basar Sardar, son of Golap Rabbani Sardar , Majher Para, Village:Majherpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession: ----
2. Abul Kalam Sardar Alias Abdul Kalam Sardar, son of Golap Rabbani Sardar , Majher Para, Village:Majherpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession: ----

3. Rahul Kyal

Director, Winsome Plaza Pvt Ltd, 122/1r, Satyendra Nath Majumder Sarani, , Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026 .

Director, Indralok Complex Pvt Ltd, 122/1r, Satyendra Nath Majumder Sarani, , Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026 .

Director, Wellbuild Enclave Pvt Ltd, 55/1a,strand Rd, , Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006 .

Director, Utility Complex Pvt Ltd, 55/1a,strand Rd, , Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006 .

Director, Intercity Projects Pvt Ltd, 55/1a,strand Rd, , Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006 .

Director, Ekdant Projects Pvt Ltd, 55/1a,strand Rd, , Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006 .

By Profession: ----

Identified By Sujit Roy, son of Lt. M.m. Roy, 6,old Post Office St, , Thana:-, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Service.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

On 05/04/2010



05/04/2010 17:25:00

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV  
Endorsement Page 1 of 2

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

Endorsement For Deed Number : I - 02579 of 2010  
(Serial No. 02296 of 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) = 251548/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on:05/04/2010

**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.-22869000/-

Certified that the required stamp duty of this document is Rs.- 1600840 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 1600840/- is paid, by the draft number 039167, Draft Date 30/03/2010, Bank Name State Bank Of India, Calcutta, received on 05/04/2010

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



05/04/2010 17:25:00

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 2 of 2

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Companies Act, 1956, having its registered office at premises No. 122/1R, Satyendra Nath Majumdar Sarani (formerly known as Manoharpur Road), Police Station - Tollygunge, Kolkata-700 026, (2) INDRALOK COMPLEX PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No. 122/1R, Satyendra Nath Majumdar Sarani (formerly known as Manoharpur Road), Police Station - Tollygunge, Kolkata-700 026, (3) WELLBUILD ENCLAVE PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No. 55/1A, Strand Road, Police Station - Jora Bagan, Kolkata-700 006, (4) UTILITY COMPLEX PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No. 55/1A, Strand Road, Police Station - Jora Bagan, Kolkata-700 006, (5) INTERCITY PROJECTS PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No. 55/1A, Strand Road, Police Station - Jora Bagan, Kolkata-700 006 and (6) EKDANT PROJECTS PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No. 55/1A, Strand Road, Police Station - Jora Bagan, Kolkata-700 006, represented by its Director Rahul Kyal, hereinafter jointly referred to as the PURCHASERS (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors-in-interest and assigns) of the OTHER PART :

W H E R E A S :

A. One Gandha Sardar, Nanda Sardar and Kantha Sardar 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 969.75 Sataks, be the same a little more or less, situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in several Dag numbers Police Station Sonarpur in the then District 24-Parganas (hereinafter referred to as **the said mother land**).

B. The said Nanda Sardar died intestate leaving him surviving his widow namely Faziran Bibi only son namely Abdul Motaleb Sardar and two daughters namely Anarjan Bibi and Meherjan Bibi as his surviving legal heir, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land in their respective proportions.

C. The said Kantha Sardar died intestate leaving him surviving his widow namely Nekjan Bibi only daughter namely Saharjan Bibi as his surviving legal heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land in their respective proportions.

D. The said Faziran Bibi, Anarjan Bibi and Saharjan Bibi instituted a suit for partition in the Court of Learned 2<sup>nd</sup> Sub-Ordinate Judge 24Parganas at Alipore being T.S. No.45 of 1939 (Faziran Bibi & Ors. -vs- Gandha Sardar & Ors.) praying inter-alia for declaring their shares and

Atal  
Mishra



Abdul Motaleb Sardar  
Anarjan Bibi  
Meherjan Bibi

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partition amongst others in respect of the said mother land inherited by them from their predecessors-in-interest.

E. The parties to the aforesaid suit filed an application on the 21<sup>st</sup> day of August 1939 praying amongst others for recording compromise of the disputes involved in the said T.S. No.45 of 1939 (Faziran Bibi & Ors. -vs- Gandha Sardar & Ors.) on the terms and conditions therein contained.


F. Final Decree was passed by the Court of Learned 2<sup>nd</sup> Sub-Ordinate Judge 24Parganas at Alipore on the 22<sup>nd</sup> day of August 1939 in the said suit for Partition and the said Gandha Sardar and Abdul Motaleb Sardar was absolutely allocated amongst others the said mother land, absolutely and forever.


G. By a Bontanama (Deed of Partition) dated the 20<sup>th</sup> 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, the said Gandha Sardar to the exclusion of the said Abdul Motaleb Sardar, was allocated amongst others the said mother land absolutely.

H. The said Gandha Sardar died intestate leaving him surviving his widow namely Khotejan Bibi and only son namely Golap Rabbani Sardar as his surviving legal heir, heiress and legal representatives who inherited amongst others All That the said mother land in their respective proportions.

I. By a Bengali Kobala (Deed of Sale) dated the 26<sup>th</sup> 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 for the year 1948, 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 the undivided part or share in the said mother land containing an area of 187.75 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 24-Parganas comprised in :-

Sl. No	Touji Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	Area (In Sataks)	Area Sold (Sataks)
1.	259	57	293	18	
	-do-	384	-do-	31	
	-do-	1461	400	7	
	-do-	1437	404	22	
				78	7.25
2.	260	296	630	19	
	-do-	337	-do-	35	

Abul  
 alia.  *Abul Basar Sardar*

 *Khotejan Bibi*

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	-do-	442	-do-	42	
	-do-	896	631	18	
				<b>114</b>	<b>14.25</b>
3.	--	205	408	10	
	--	1446	-do-	21	
				<b>31</b>	<b>4</b>
4.	260	296	650	19	
	-do-	490	654	11	
	-do-	1374	655	32	
				<b>62</b>	<b>7.75</b>
5.	259	405	410	3	
	-do-	407	-do-	6	
	-do-	417	-do-	23	
	-do-	415	-do-	3	
	-do-	427	-do-	7	
	-do-	1337	-do-	9	
				<b>51</b>	<b>6.25</b>
6.	-do-	405	411	3	
	-do-	407	-do-	5	
	-do-	417	-do-	22	
	-do-	415	-do-	2	
	-do-	427	-do-	7	
	-do-	1337	-do-	10	
				<b>49</b>	<b>6.125</b>
7.	-do-	426	667	8	
	-do-	537	668	1	
	-do-	539	-do-	9	
				<b>18</b>	<b>2.25</b>
8.	-do-	472	636	3	
	-do-	479	-do-	6	
	-do-	463	-do-	16	
	-do-	470	640	10	
	-do-	471	-do-	8	
	-do-	474	-do-	2	
	-do-	464	637	5	
	-do-	466	-do-	2	
	-do-	456	-do-	1	
		1179			
	-do-	483	641	5	
	-do-	490	-do-	15	
	-do-	464	639	6	
	-do-	466	-do-	2	
	-do-	456	-do-	1	
		2178			
				<b>82</b>	<b>10.25</b>
9.	---	905	643	11	
	---	242	-do-	11	
	---	363	-do-	32	
	---	242	644	11	
	---	911	-do-	18	
	---	912	-do-	2	
	---	251	647	5	
				<b>90</b>	<b>11.25</b>
10.	---	904	657	15	
	---	846	658	10	

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	---	-do-	659	3	
	---	1023	660	24	
				<b>52</b>	<b>6.50</b>
11.	---	397	624	1	
	---	398	-do-	66	
	---	451	-do-	25	
	---	526	-do-	8	
	---	419	-do-	13	
				<b>113</b>	<b>13.75</b>
12.	---	458	1060	5	
	---	788	-do-	13	
	---	729	1061	20	
	---	756	1062	12	
	---	881	1064	11	
	---	806	-do-	5	
	---	812	-do-	6	
				<b>72</b>	<b>9.125</b>
13.	---	1328	795	6	
	---			<b>6</b>	<b>.75</b>
14.	---	844	1076	11	
				<b>11</b>	<b>1.5</b>
15.	---	370	572	1	
				<b>7</b>	<b>1</b>
16.	---	63	401	5	
	---	57	-do-	11	
	---	384	-do-	21	
				<b>37</b>	<b>4.5</b>
17.	---	833	629	.75	
				<b>6</b>	<b>.75</b>
18.	---	1	48	43	
	---	2	-do-	13	
	---	277	-do-	29	
	---	278	-do-	3	
	---	279	-do-	31	
	---	280	-do-	23	
	---	290	-do-	44	
	---	291	-do-	100	
	---	295	-do-	5	
	---	343	-do-	6	
	---	344	-do-	24	
	---	1455	49	14	
				<b>335</b>	<b>22.5</b>
19.	260	366	849	20	
	-do-	367	-do-	4	
				<b>24</b>	<b>3</b>
20.	---	574	846	23	
	---	576	847	28	
				<b>51</b>	<b>6.5</b>
21.	---	1452	842	15	
	---	1504	-do-	14	
				<b>29</b>	<b>3.5</b>
22.	---	276	1074	4	
				<b>4</b>	<b>.50</b>
23.	260	153	567	12	

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				12	1.5
24.	260	463	623	15	
	-do-	490	662	4	
				19	2.5
25.	---	906	632	3	
	---	907	-do-	23	
	---	869	634	18	
	---	802	-do-	14	
	---	831	-do-	15	
				73	9
26.	255	281	52	6	
	-do-	290	-do-	28	
		2186			
				34	4.25
27.	---	737	56	12	
				12	1.5
28.	---	434	21	32	
	---	496	-do-	24	
				56	7
29.	259	922	256	14	
	-do-	275	-do-	10	
				24	3
30.	---	395	318	34	
				34	4.25
31.	260	481	899	19	
		2187			
				19	2.5
32.	---	481	573	13	
	---	476	792	8	
	---	477	-do-	4	
	---	482	-do-	17	
				42	5.25
33.	---	410	861	24	
				24	3
34.	---	1053	1000	6	
				6	.75
				<b>TOTAL :</b>	<b>187.75</b>

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

J. By a Bondobostopatra/Paribarik Babostapatra (Deed of Settlement/ Family Settlement) dated the 3<sup>rd</sup> day of November, 1983 made between the said Golap Rabbani Sardar therein referred to as the Settlor of the One Part and the Vendors herein namely 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.1 Volume No.117 Pages 310 to 324 Being No.5599 for the year 1986, the Settlor granted, transferred, conveyed, assigned and assured unto and in favour of the said Settlees therein amongst others All That the piece and parcel of land containing an area of 782 Sataks be the same a little more or less, wrongly mentioned therein as 685 Sataks, situate lying at Mouja Kumrakhali J.L. No.48 Revenue

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Survey No.131 Police Station Sonarpur in the then District 24-Parganas  
comprised in :-

Sl. No	Touji Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	Area (In. Sataks)	Area Transferred (Sataks)
1.	255	337	1410	35	
	-do-	442	-do-	42	
					77
2.	-do-	906	1441	3	
	-do-	907	-do-	23	
	-do-	831	-do-	9	
					35
3.	256	472	1412	3	
	-do-	479	-do-	6	
	-do-	463	-do-	16	
	-do-	483	-do-	5	
	-do-	490	-do-	15	
					45
4.	259	905	1413	11	
	-do-	911	-do-	18	
	-do-	912	-do-	2	
					31
5.	-do-	846	1414	10	
					10
6.	256	426	1390	8	
					8
7.	255	758	1393	5	
	-do-	756	-do-	12	
					17
8.	259	922	256	14	
	-do-	275	-do-	10	
					24
9.	-do-	384	401	21	
					21
10.	255	434	1504	32	
	-do-	496	-do-	24	
					56
11.	260	881	1389	11	
					11
12.	259	384	400	31	
					31
13.	260	490	662	11	
					11
14.	259	57	398	18	
	-do-	384	-do-	31	
					49
15.	-do-	405	411	6	
					6
16.	-do-	407	-do-	6	
	-do-	417	-do-	23	
	-do-	415	-do-	3	
	-do-	427	-do-	7	
	-do-	1337	-do-	9	

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					48
17.	255	281	52	6	
	-do-	<u>290</u>	-do-	28	
		2186			
					34
18.	260	<u>281</u>	898	19	
		2187			
					19
19.	-do-	476	791	8	
	-do-	477	-do-	4	
	-do-	482	-do-	17	
	-do-	481	-do-	13	
					42
20.	-do-	464	637	5	
	-do-	466	-do-	2	
	-do-	<u>456</u>	-do-	1	
		2179			
					8
21.	255	737	55	12	
					12
22.	260	366	849	20	
					20
23.	-do-	370	572	10	
					10
24.	255	1	48	43	
	-do-	2	-do-	13	
	-do-	277	-do-	29	
	-do-	278	-do-	3	
	-do-	279	-do-	31	
	-do-	280	-do-	23	
	-do-	290	-do-	44	
	-do-	291	-do-	100	
	-do-	295	-do-	5	
	-do-	343	-do-	6	
	-do-	344	-do-	24	
	-do-	1455	-do-	14	
				335x1/2	157
				=167-10=	
					782

more fully and particularly described in the Schedule thereunder written (hereinafter referred to as **the said second plot of land**) in trust that on the death of the said Golap Rabbani Sardar the said second plot of land shall stand vested in his two sons namely, Abul Basar Sardar and Abul Kalam Sardar.

K. By a notification No.11470 L.A. (P.W.)/IM-112/80 dated 18<sup>th</sup> September, 1981 issued 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 29 Sataks 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, out of