

L-20652/10



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

14910 G 317337

8-15 P.m.  
22.01.10  
NO-246/10-

786925  
एन

Certified that the Document is admitted to Register for the fee and that the enclosed documents attached to this document are the part of this Document

*[Signature]*  
Additional Registrar  
of Assurances-1, Kolkata  
28.01.10

9 100  
D.D. 4-2-10  
(U)

**THIS INDENTURE** made this 22<sup>nd</sup> day of January Two Thousand Ten **BETWEEN KADER SARDAR alias HAZI ABDUL KADER SARDAR**, son of the Late Motaleb Sardar, residing at Majher Para, Ward No. 25, Sonarpur South 24-Parganas, 700 103, 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 LINGRAJ PROPERTIES PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, having its registered office

8744  
175  
8919  
600  
9869

JUN 2010  
20/10/10  
6:00

122702

Address	
Value	15 JAN 2010
	

VICTORIA  
 6, Old ...  
 Calcutta - 700001

Unnik Kyal

for Lingraj Properties Pvt. Ltd.  
 Unnik Kyal  
 Director



311C

Kacher, Sander Alias: Holi  
 Hledul. Kacher Sander

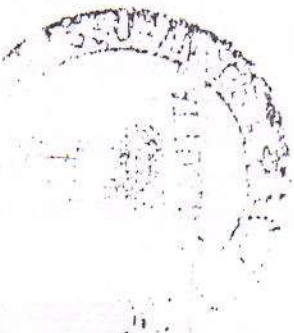


311C

Additional Registrar of Assurances, Kolkata
22 JAN 2010

Seyjit Ray  
 870 Kale M. M. Ray  
 b. old Park abhice St.  
 Kolkata - 700001  
 (Service)





*[Handwritten signature]*

**Additional Registrar of  
Accounts-I, Kolkata**  
22 JAN 2010

the Vendor herein 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 All That the undivided part or share in the said land wrongly mentioned as 2 Sataks be the same a little more or less, more fully and particularly described in the Schedule thereunder written, absolutely and forever.

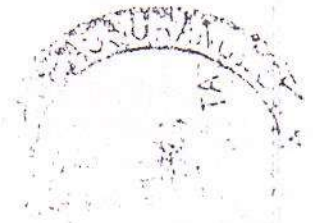
G. In reality by the aforesaid recited Kobala undivided 22% share in the said land representing 1.1 Sataks was transferred thereunder.

H. 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 land.

I. 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, lispens, attachments, acquisitions, requisitions and trusts whatsoever nature.

J. The Vendor has agreed to sell said land and the Purchaser has agreed to purchase 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. 7,56,925/- (Rupees Seven Lacs Fifty Six Thousand Nine Hundred Twenty Five only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 7,56,925/- (Rupees Seven Lacs Fifty Six Thousand Nine Hundred Twenty Five 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 5 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.1520 comprised in R.S. Dag No.485 appertaining to R.S. Khatian No.771 corresponding to L.R. Dag No.510 appertaining to L.R. Khatian No.183 Police Station Sonarpur in the District of South 24-Parganas 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 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,



*2010*

Additional Register of  
Assessors, Kolhata  
22 JAN 2010

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 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.



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**Additional Registrar of  
Assurances-I, Kolkata**  
22 JAN 2010



**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** the piece and parcel of land containing an area of 5 Sataks be the same a little more or less, <sup>100 sq. ft. + 10 sq. ft.</sup> classified as 'Danga' situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.1520 comprised in R.S. Dag No.485 appurtaining to R.S. Khatian No.771 corresponding to L.R. Dag No.510 appurtaining to L.R. Khatian No.183 Police Station Sonarpur in the District of South 24-Parganas and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon and butted and bounded in the manner following :-

<b><u>ON THE NORTH</u></b>	:	By R.S. Dag Nos. 658 and 667;
<b><u>ON THE EAST</u></b>	:	By R.S. Dag No. 668;
<b><u>ON THE SOUTH</u></b>	:	By R.S. Dag Nos. 484 and 486;
<b><u>ON THE WEST</u></b>	:	By R.S. Dag Nos. 657 and 656.

**IN WITNESS WHEREOF** the Vendor hereto has hereunto set and subscribed his hands and seals the day month and year first above written.

**SIGNED AND DELIVERED**

by the **VENDOR** at Kolkata  
in the presence of :

Seyid Rej  
6, old Pan-afhice St.  
Kolkata - 700001.

Bimal Kumar Bhawanwala  
75, Bl: D' Bangur Avenue  
Kolkata - 700055

Kanchan Sarda Abul. Hagi

Abdul. Sarda Sarda

**SIGNED AND DELIVERED**

by the **PURCHASER** at Kolkata  
in the presence of :

Seyid Rej

Bimal Kumar Bhawanwala

for Lingraj Properties Pvt. Ltd.

*Umesh Kyal*  
Director

Drawn by,

Amlan Mondal

Advocate.

District Court, Calcutta.

*Umesh Kyal*

910

Additional Registrar of  
Assurances-1, Kolkata  
22 JAN 2010

**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs.7,56,925/- (Rupees Seven Lacs Fifty Six Thousand Nine Hundred Twenty Five 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>
21.01.2010	728760	Indian Overseas Bank Kolkata-Central CLG. OFFICE	Rs.7,56,925.00
			----- Rs.7,56,925.00 =====

(Rupees Seven Lacs Fifty Six Thousand Nine Hundred Twenty Five only).

**WITNESSES :**

Sujit Roy  
Bimal Kumar Bhattacharya





















Kanchan Banerjee Alias Haji  
Anand Kumar Banerjee

RECEIVED

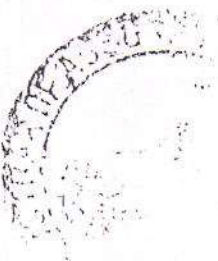
*ate*

**Additional Registrar of  
Assurances-1, Kolkata**  
22 JAN 2010

**SPECIMEN FORM FOR TEN FINGERPRINTS**

1.	<i>Amir Kyal</i>					
		Little	Ring	Middle (left)	Fore Hand	Thumb
						
		Thumb	Fore	Middle (right)	Ring Hand	Little
2.	<i>Kumar - Sardar - Alias Haji Abdul Qadir - Sardar</i>					
		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

2010



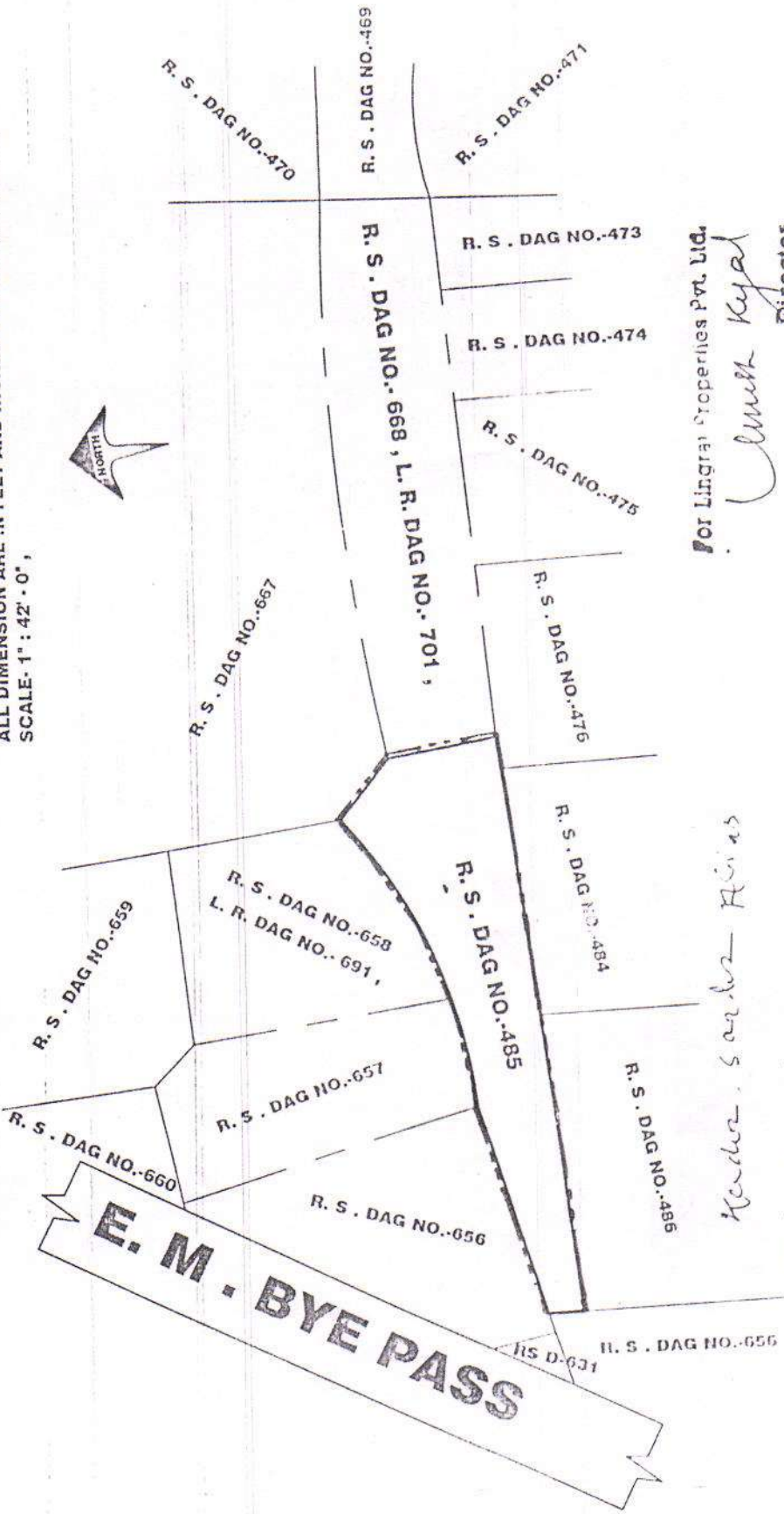
**Additional Registrar of  
Assurances-I, Kolkata**  
22 JAN 2010

SITE PLAN OF FOLLOWING DAG NOS AND KHATIAN NOS. AT MOUZA ~ KUMRAHALI, J. L. NO. ~ 48, WADR NO. ~ 27;

TOUZI NOS.	R. S. DAG NOS.	R. S. KHATIAN NOS.	L. R. DAG NOS.	L. R. KHATIAN NOS.	AREA	
1520	485	771	510	183	5 DECIMELS	
<b>SHOWN AS WITH RED BORDER</b>					<b>TOTAL</b>	<b>5 DECIMELS</b>

UNDER P. S., - SONARPUR, DIST.- SOUTH 24 PGS. AND MUNICIPALITY - RAJPUR SONARPUR,

ALL DIMENSION ARE IN FEET AND INCHES OTHER WISE STATED,  
SCALE: 1" : 42' - 0"



For Lingraj Properties Pvt. Ltd.

*Umesh Koyal*  
Director

SIGNATURE OF PURCHASER

*Kandur. Sarda. Rinas*

*Haji Abdul Kader, Sarda*

SIGNATURE OF VENDOR

Additional Registers of  
Instruments, Keshavnagar  
22 JAN 2010

ATC

For 8-10-10





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

Endorsement For Deed Number : I - 00652 of 2010  
(Serial No. 00490 of 2010)

On 22/01/2010

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

Presented for registration at 20.15 hrs on :22/01/2010, at the Private residence by Umesh Kyal,Claimant.

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

Execution is admitted on 22/01/2010 by

1. Kader Sardar Alias Hazi Abdul Kader Sardar, son of Lt. Motalab Sardar , Majhi Para Road, CALCUTTA, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Others
2. Umesh Kyal, Director, Lingraj Properties Pvt. Ltd.55/1 A, Strand Road, CALCUTTA, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Profession : Others  
Identified By Sujit Ray, son of Lt. M. M. Ray, Old Post Office Street, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Service.

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

On 27/01/2010

**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.-786925/-

Certified that the required stamp duty of this document is Rs.- 47236 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

On 28/01/2010

**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) = 8646/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 28/01/2010

**Deficit stamp duty**

Deficit stamp duty Rs. 47236/- is paid 03405422/01/2010 STATE BANK OF INDIA, Kolkata, received on 28/01/2010

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

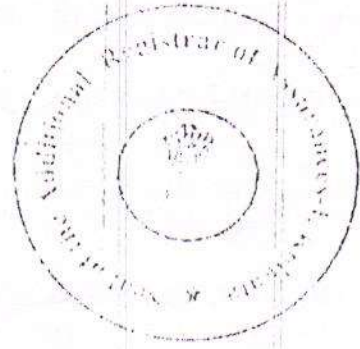
28 JAN 2010  
( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I

28/01/2010 16:37:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1  
CD Volume number 2  
Page from 6251 to 6262  
being No 00652 for the year 2010.



*[Signature]*  
(Prasanna Kumar Mukhopadhyay) 01-February-2010  
REGISTRAR OF ASSURANCES  
Kolkata, West Bengal

#####  
DATED THIS 22<sup>nd</sup> DAY OF January 2010  
#####

B E T W E E N

KADER SARDAR alias HAZI ABDUL  
KADER SARDAR ... Vendor.

A N D

LINGRAJ PROPERTIES PRIVATE  
LIMITED ... Purchaser.

C O N V E Y A N C E

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

