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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

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*[Signature]*  
 04/28/11

District Sub-Registrar-IV  
 South 24 Parganas, Alipora  
 Registrar U/S 7 (2) of  
 Registration Act 1908

received on 28/2/11  
*[Signature]*

**THIS INDENTURE** made on this 28<sup>th</sup> day of February, Two Thousand Eleven **BETWEEN** (1) **ABDUL KADER SARDAR**, (2) **ABDUL RASID SARDAR**, (3) **ABDUL MANNAN SARDAR**, all sons of the Late Abdul Motaleb Sardar alias Motaleb Sardar, all residing Majher Para, Ward 25, Sonarpur, Police Station Sonarpur, District South 24 Parganas, (4) **SAHARAN BANU BIBI**, wife of Golamnabi Molla, residing at Kathalberia, Police Station Canning, District South 24 Parganas and (5) **ASHURA BIBI**, wife of Nurhak, residing at Khan Para, Banhoogly, Police Station Sonarpur, District South 24 Parganas, (6) **RAHIMA SARDAR**, widow of the Late Abdul Latif Sardar, residing at Majher Para, Ward 25, Sonarpur, Police Station Sonarpur, District South 24 Parganas, (7) **NAZIRA KHATUN BIBI alias NAJIRUNNESSA**, wife of Alauddin Molla,

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*Vijay W*

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

NAME.....  
ADD/ADV.....  
RS.....  
→ 9 FEB 2011  
**SURANJAN MUKHERJEE**  
Licensed Stamp Vender  
C. C. Court  
No. 3, K. S. Roy Road, Kolkata

*[Handwritten signature]*

*Rahul Kyal*



541

**ELIGIBLE PROCON PVT. LTD.**

*Rahul Kyal*

Director

Incredible Builders Pvt. Ltd.

*Rahul Kyal*

Director



542

*[Handwritten signature]*



*[Handwritten signature]*  
**District Sub-Registrar-IV**  
South 24 Parganas, Alipore.  
Registrar U/S 7 (2) of  
Registration Act 1908  
28 FEB 2011

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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 - 01708 of 2011  
(Serial No. 01445 of 2011)

13. Sahanara Sardar, daughter of Latif Sardar , Majherpara, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House wife

14. Rahul Kyal  
Director, Eligible Procon Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .

Director, Incredible Builders Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .  
, By Profession : ----

Identified By Matiar Rahaman Sardar, son of Abdul Rashid Sardar, Uttar Kumrakhali, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700103 , By Caste: Muslim, By Profession: Business.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

On 01/03/2011

**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.-4537500/-

Certified that the required stamp duty of this document is Rs.- 317635 /- and the Stamp duty paid as: Impressive Rs.- 100/-

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

On 04/03/2011

**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:**

Amount By Cash

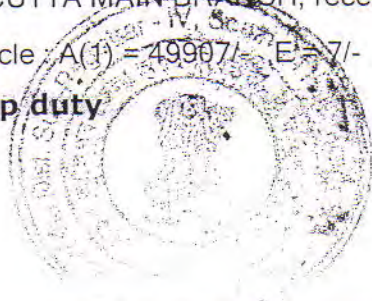
Rs. 0/-, on 04/03/2011

Amount by Draft

Rs. 49946/- is paid , by the draft number 182728, Draft Date 03/03/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 04/03/2011

( Under Article : A(1) = 49946/- , E = 7/- , H = 28/- , M(b) = 4/- on 04/03/2011 )

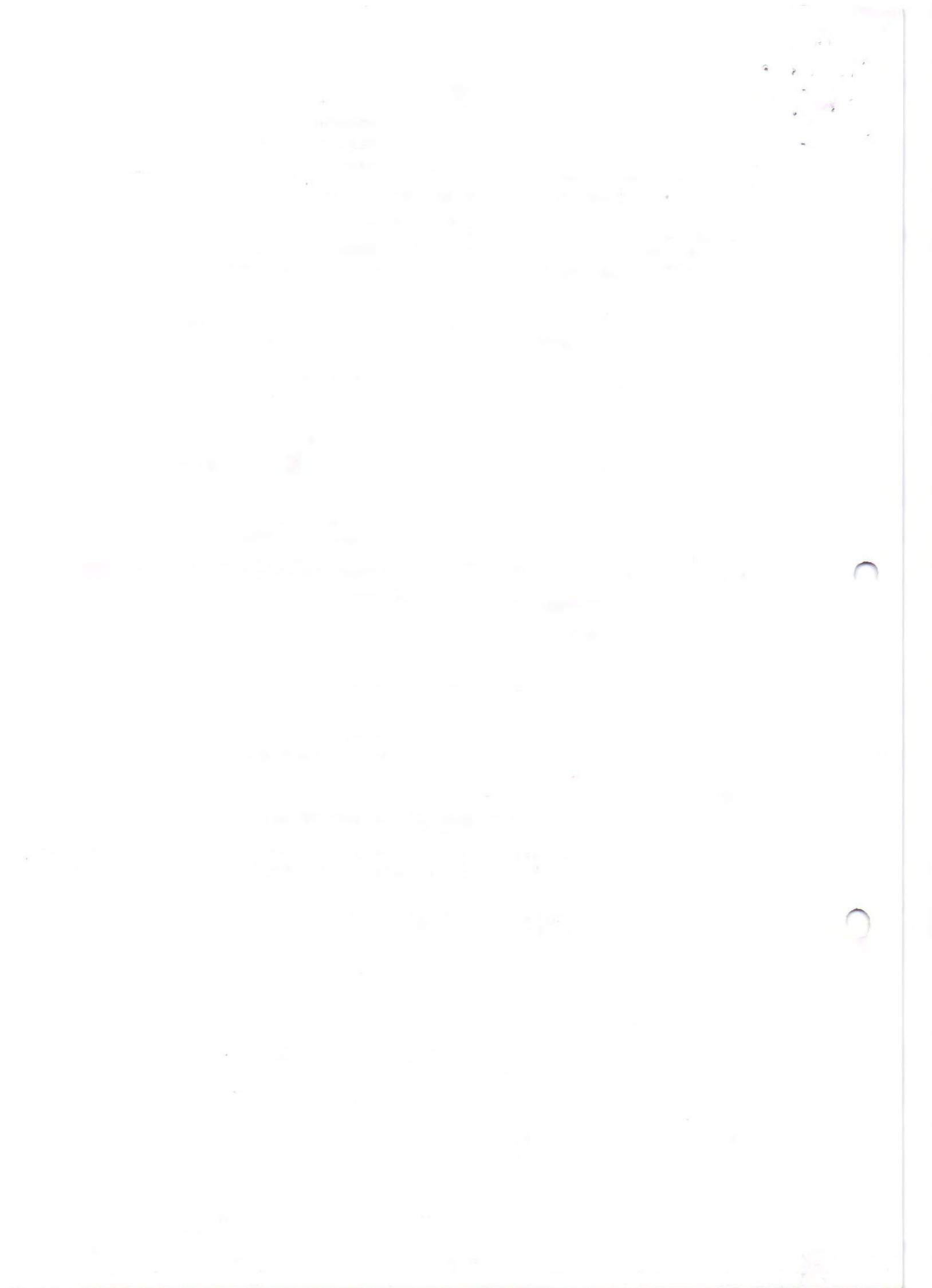
**Deficit stamp duty**



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

04/03/2011 17:24:00

EndorsementPage 2 of 3





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

Endorsement For Deed Number : I - 01708 of 2011  
(Serial No. 01445 of 2011)

On

Payment of Fees:

On 28/02/2011

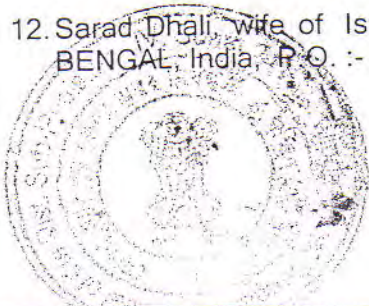
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 19.39 hrs on :28/02/2011, at the Private residence by Rahul Kyal, Claimant.

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

Execution is admitted on 28/02/2011 by

1. Abdul Kader Sardar, son of Lt. Abdul Motaleb @ Motalab Sardar , Majher Para, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
2. Abdul Rasid Sardar, son of Lt. Abdul Motaleb @ Motalab Sardar , Majher Para, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
3. Abdul Mannan Sardar, son of Lt. Abdul Motaleb @ Motalab Sardar , Majher Para, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
4. Saharan Banu Bibi, wife of Golamnabi Molla , Kathalberia, , Thana:-Canning, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House wife
5. Ashura Bibi, wife of Nurhak , Khan Para Banhoogly, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House wife
6. Rahima Sardar, wife of Lt. Abdul Latif Sardar , Majherpara, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House wife
7. Nazira Khatun Bibi Alias Najirunnessa, wife of Alauddin Molla , Majherpara, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House wife
8. Abdul Hanif Sardar, son of Lt. Abdul Latif Sardar , Majherpara, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
9. Abdul Habib Sardar, son of Lt. Abdul Latif Sardar , Majherpara, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
10. Abdul Sabir Sardar, son of Lt. Abdul Latif Sardar , Majherpara, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
11. Manowara Thandar, wife of Sahajan Thandar , Uttar Danga, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House wife
12. Sarad Dhali, wife of Ismail , Purbachal, , Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House wife



( Dulal ChandraSaha )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 1 of 3

04/03/2011 17:24:00

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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 - 01708 of 2011**  
**(Serial No. 01445 of 2011)**

Deficit stamp duty Rs. 317635/- is paid, by the draft number 182727, Draft Date 03/03/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 04/03/2011

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV  
Endorsement Page 3 of 3

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residing at Majher Para, Ward 25, Sonarpur, Police Station Sonarpur, District South 24 Parganas, **(8) ABDUL HANIF SARDAR**, **(9) ABDUL HABIB SARDAR**, **(10) ABDUL SABIR SARDAR**, all sons of the Late Abdul Latif Sardar, all residing at Majher Para, Ward 25, Sonarpur, Police Station - Sonarpur, District South 24 Parganas, **(11) MANOWARA THANDAR**, wife of Sahajan Thandar, residing at Uttar Danga O Thandar, Post Office Banhoogly, Police Station Banhoogly, Sonarpur, South 24 Parganas, **(12) SARAD DHALI**, wife of Ismail, residing at Purbachal, Ward 112, Regent Park, South 24 Parganas, **and (13) SAHANARA SARDAR**, daughter of Latif Sardar, residing Majher Para, Ward 25, Sonarpur, Police Station Sonarpur, District 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) ELIGIBLE PROCON PRIVATE LIMITED and (2) INCREDIBLE BUILDERS PRIVATE LIMITED**, both Companies duly incorporated under the Companies Act, 1956, all having their registered offices at premises No.55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, represented by one of their Directors 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** :

**WHEREAS :**

A. One Abdul Motaleb Sardar alias Motaleb 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 38 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 :

<b>R.S. Dag Nos.</b>	<b>R.S. Khatian No.</b>	<b>Area</b>
655	345	27 Sataks
656	345	11 Sataks
	<b>Total :</b>	<b>38 Sataks</b>

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

B. The said Abdul Motaleb Sardar alias Motaleb Sardar died intestate leaving him surviving his first wife namely Deljan Bibi, three sons namely Abdul Kader Sardar, Abdul Rasid Sardar and Abdul Mannan Sardar and two daughters namely Saharanbanu Bibi and Ashura Bibi and second wife namely Juhura Bibi, son namely Abdul Latif Sardar and daughter namely Najira Khatun Bibi alias Najirunnessa as his surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the said entire land in their respective proportions.



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আব্দুল কাদের বিবি



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আব্দুল হক

বঃ আওতাধীন বহুমান অফিসার



545

সাবিত্রী দেবী

বঃ আওতাধীন বহুমান অফিসার



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নাজমা আতুল বঃ বিবি ও সন্তান নাজমুল হোসেন

বঃ আওতাধীন বহুমান অফিসার



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সফুরা হাবিবাহ সাদিক

আওতাধীন বহুমান অফিসার



District Sub-Registrar-IV  
South 24 Parganas, Alipore.  
Registrar U/S 7 (2) of  
Registration Act 1908  
- 1 MAR 2011

District Sub-Registrar-IV  
South 24 Parganas, Alipore.  
Registrar U/S 7 (2) of  
Registration Act 1908  
28 FEB 2011

C. By a notification No. 11470 L.A. (P.W.)/IM-112/80 dated 18<sup>th</sup> September, 1981 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 for the construction of Eastern Metropolitan Bypass had acquired amongst others All that the piece and parcel of Land containing an area of 26 Sataks be the same a little more or less out of the said entire land 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 No.	R.S. Khatian No.	Area
655	345	24 Sataks
656	345	2 Sataks
<b>Total :</b>		<b>26 Sataks</b>

D. After the said acquisition the said Deljan Bibi, Abdul Kader Sardar, Abdul Rasid Sardar, Abdul Mannan Sardar, Saharanbanu Bibi, Ashura Bibi, Juhura Bibi, Abdul Latif Sardar and Najira Khatun Bibi alias Najirunnessa retained All that the piece and parcel of land containing an area of 12 Sataks be the same a little more or less out of the said entire land 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 No.	R.S. Khatian No.	Area
655	345	3 Sataks
656	345	9 Sataks
<b>Total :</b>		<b>12 Sataks</b>

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

E. The said Juhura Bibi died intestate leaving her surviving her only son namely the said Abdul Latif Sardar and only daughter namely the said Nazira Khatun Bibi alias Najirunnessa as her surviving legal heirs, heiress and legal representatives who inherited amongst others All That the undivided part or share in the said land in their respective proportions.

F. The said Deljan Bibi died intestate on 16<sup>th</sup> February, 2008 leaving her surviving her three sons namely Abdul Kader Sardar, Abdul Rasid Sardar and Abdul Mannan Sardar and two daughters namely the said Saharanbanu Bibi and Ashura Bibi as her surviving legal heirs, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said land in their respective proportions.

G. The said Abdul Latif Sardar died intestate on 28<sup>th</sup> December, 2008 leaving him surviving his widow namely Rahima Sardar and three sons namely Abdul Hanif Sardar, Abdul Habib Sardar and Abdul Sabir Sardar and three daughters namely Manowara Thandar, Sarad Dhali and Sahanara Sardar as his surviving legal heirs, heiresses and legal



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আব্দুল হাবিব সাদিক



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মুহিবুল হক



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আব্দুল হাবিব সাদিক



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আব্দুল হাবিব সাদিক



552

Sahanaia Sarder

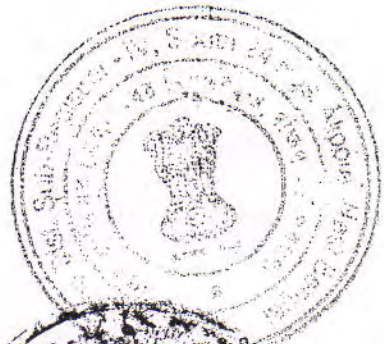
আব্দুল হাবিব সাদিক

মিস্ত্রী - আব্দুল হাবিব সাদিক

স্বাক্ষর - ডঃ মুহাম্মদ হাবিব

তারিখ - ২০৬

আব্দুল হাবিব



District Sub-Registrar-IV  
South 24 Parganas, Alipore.  
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- 1 MAR 2011

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South 24 Parganas, Alipore.  
Registrar U/S 7 (2) of  
Registration Act 1908  
28 FEB 2011

representatives who inherited amongst others All That the undivided part or share in the said land in their respective proportions.

H. Thus the Vendors herein are seized and possessed of or otherwise well and sufficiently entitled to All That the said land containing an area of 12 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
655	345	688	1351, 183, 200, 215, 216, 265, 550, 655 and 693	3 Sataks
656	345	689	-do-	9 Sataks
			<b>Total :</b>	<b>12 Sataks</b>

free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trusts whatsoever nature.

I. The Vendors have agreed to sell and the Purchasers have agreed to purchase All That 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.45,37,500/- (Rupees Forty Five Lacs Thirty Seven Thousand Five Hundred only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.45,37,500/- (Rupees Forty Five Lacs Thirty Seven Thousand Five Hundred 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 and in favour of the Purchaser **All That** the piece and parcel of land containing an area of 12 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
655	345	688	1351, 183, 200, 215, 216, 265, 550, 655 and 693	3 Sataks



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পরিচয় নথি



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পরিচয় নথি




**District Sub-Registrar-IV**  
**South 24 Parganas, Alipore.**  
**Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**28 FEB 2011**

656	345	689	-do-	9 Sataks
			<b>Total :</b>	<b>12 Sataks</b>

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 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 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



  
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**South 24 Parganas, Alipore.**  
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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 SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** the piece and parcel of land containing an area of 12 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 :

<b>R.S. Dag Nos.</b>	<b>R.S. Khatian Nos.</b>	<b>L.R. Dag Nos.</b>	<b>L.R. Khatian Nos.</b>	<b>Classification</b>	<b>Area</b>
655	345	688	1351, 183, 200, 215, 216, 265, 550, 655 and 693	Danga	3 Sataks
656	345	689	-do-	Sali	9 Sataks
				<b>Total :</b>	<b>12 Sataks</b>

and butted and bounded in the manner following:-

- ON THE NORTH** : By R.S. Dag No.657;
- ON THE EAST** : By R.S. Dag No.485;
- ON THE SOUTH** : By R.S. Dag No.631 and
- ON THE WEST** : By E.M. By-pass.