T-2336/11



सत्यमेव जयत

BIRGINDIA

INDIAMONJUDICIAL

পশ্চিম্বঙ্গ पश्चिम बंगाल WEST BENGAL

TEXAS.

Certified that the document is admitted to registration, the signature sheets and the endersement sheets attached with this document are part of this cocument ganas, Allpora,

Fordistress (1) 2 (5) of THIS INDENTURE made this way and a BETWEEN (1) ABDULL ABOUT TO A BETWEEN (1) ABDULL ABOUT TO A BETWEEN (1) ABDULL ABOUT TO A BETWEEN (1) ABDULL ABDUL day of March Two Thousand Eleven BETWEEN (1) ABDUL KADER SARDAR, (2) ABDUL MANNAN SARDAR, (3) ABDUL RASHID SARDAR, all sons of the Late Abdul Motaleb Sardar alias Motalab Sardar, all residing at Majher Para, Ward 25, Sonarpur, Police Station - Sonarpur, District South 24-Parganas, (4) RAHIMA SARDAR, widow of the Late Abdul Latif Sardar, residing at Majher Para, Ward 25, Sonarpur, Police Station - Sonarpur, District South 24-Parganas, (5) ABDUL HANIF SARDAR, (6) ABDUL HABIB SARDAR, (7) 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, (8) MANOWARA THANDAR, wife of Sahajan Thandar, residing Uttar Danga O Thandar, Post Office -Bonhoghly, Police Station - Sonarpur, District - South 24-Parganas, (9)

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2 & 3, K. S. ROY 11502

NAME....

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SOLATE REALESTATE PVT. LTD.

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Director

INDEX DEVELOPERS PV...

Rahul Kyal

Director

ELITE DEVCON PVI, LID.

Rahme wyll.

Director.

MEIGHTY DEVELOPERS PUT LTD

Rahed Wylle

Director

ELECT REALESTATE PVT. ATD.

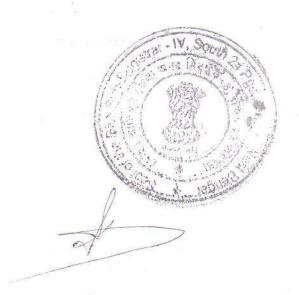
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Metrict Sub-Registrar-IV

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Registration Act 1808

1 8 AMAR 2011

SARAD DHALI, wife of Ismail, residing at Purbachal, Ward No.112, Regent Park, South 24-Parganas, and (10) SAHANARA SARDAR, daughter of the Late Abdul Latif Sardar, residing at 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) ISOLATE REAL ESTATE PRIVATE LIMITED, (2) INDEX DEVELOPERS PRIVATE LIMITED, (3) ELITE DEVCON PRIVATE LIMITED, (4) WEIGHTY DEVELOPERS PRIVATE LIMITED, and (5) ELECT REAL ESTATE PRIVATE LIMITED, all 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:

- 1. By a Deed of Partition dated the 29th day of May 1959 made between one Abdul Hamid Sardar therein referred to as the party to the First Part, one Dwijendra Mohan Kundu therein referred to as the party to the Second Part, one Jamila Khatun Bibi therein referred to as the party to the Third Part and one Sukran Bibi, Eslam Ali Sardar, Osman Ali Sardar and Noor Jahan Bibi therein jointly referred to as the party to the Fourth Part and registered with the Sub Registrar Baruipur in Book No.I Volume No.67 Pages 1 to 12 Being No.4974 for the year 1959, the said Abdul Hamid Sardar to the exclusion of others was allocated amongst others 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 Touji No.255 comprised in R.S. Dag No.686 Police Station Sonarpur in the then District of 24-Parganas (hereinafter referred to as the said land).
- 2. By a Bengali Kobala (Deed of Sale) dated the 15th day of September, 1959 made between the said Abdul Hamid Sardar therein referred to as the Vendor of the One Part and one Abdul Kader Sardar, Abdul Rashid Sardar, Abdul Latif Sardar and Abdul Mannan Sardar therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.96 Pages 127 to 128 Being No.8125 for the year 1959, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchasers therein All That the said land containing an area of 12 Sataks be the same a little more or less more fully and particularly described in the Schedule thereunder written, absolutely and forever.
- 3. The said Abdul Latif Sardar died intestate on 28th December, 2008 leaving him surviving his widow namely Rahima Sardar, three sons namely Abdul Hanif Sardar, Abdul Habib Sardar and Abdul Sabir Sardar



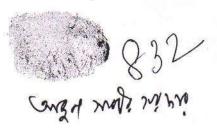




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Seriet Sub-Registrar-IV

24 Parganas, Alipore,
Registrar U/S 7 (2) of
Registration Act 1908

8 MAR 2011

and three daughters namely Manowara Thandar, Sarad Dhali and Sahanara Sardar as his surviving his 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.

- 4. 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 Touji No.255 comprised in R.S. Dag No.686 corresponding to L.R. Dag No.719 appurtaining to L.R. Khatian Nos.183, 200, 215 & 216 Police Station Sonarpur in the District of South 24-Parganas free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature.
- 5. The Vendors have agreed to sell and the Purchasers have 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.24,95,000/-(Rupees Twenty Four Lacs Ninety Five Thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.24,95,000/-(Rupees Twenty Four Lacs Ninety Five 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 and in favour of the Purchasers 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 Touji No.255 comprised in R.S. Dag No.686 corresponding to L.R. Dag No.719 appurtaining to L.R. Khatian Nos. 183, 200, 215 & 216 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 collectively referred to as the said land) OR HOWSOEVER OTHERWISE the said land or any part thereof now is or heretofore was situated, butted, known, numbered, described and distinguished bounded, called, 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 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

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Sahanwa Sardan



Cistrica Sub-Registrar-IV 24 Parganas, Alipore.
Registrer U/S 7 (2) of
Porteration Act 1903

18 MAR 2011

क्रियंत्र प्राप्त देहं हां हो हो



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

Endorsement For Deed Number : I - 02336 of 2011 (Serial No. 02138 of 2011)

On

Payment of Fees:

On 18/03/2011

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

Presented for registration at 18.51 hrs on :18/03/2011, at the Private residence by Rahul Kyal ,Claimant.

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

Execution is admitted on 18/03/2011 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 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: ----
- 3. Abdul Rashid 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. Rahima Sardar, wife of Lt. Abdul Latif Sardar, Majher Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O.:-, By Caste Muslim, By Profession: House wife
- 5. Abdul Hanif Sardar, son of Lt. Abdul Latif Sardar, Majher Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O.:-, By Caste Muslim, By Profession: ----
- 6. Abdul Habib Sardar, son of Lt. Abdul Latif Sardar, Majher Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O.:-, By Caste Muslim, By Profession: ----
- 7. Abdul Sabir Sardar, son of Lt. Abdul Latif Sardar, Majher Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O.:-, By Caste Muslim, By Profession: ----
- 8. Manowara Thandar, wife of Sahajan Thandar, Uttar Danga O Thandar, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste Muslim, By Profession: House wife
- 9. Sarad Dhali, wife of Ismail, Purbachal Regent Park, District:-South 24-Parganas, WEST BENGAL, India, P.O.:-, By Caste Muslim, By Profession: House wife
- 10. Sahanara Sardar, daughter of Lt. Abdul Latif Sardar, Majher Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O.:-, By Caste Muslim, By Profession: House wife



23/03/2011 16:39:00

Dulal ChandraSaha )
DISTRICT SUB-REGISTRAR-IV

EndorsementPage 1 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 - 02336 of 2011 (Serial No. 02138 of 2011)

11. Rahul Kyal

Director, Isolate Real Estate Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O.:- Pin:-700006.

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

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

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

Director, Elect Real Estate 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, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste: Muslim, By Profession: Business.

( Dulai Chandra Saha ) DISTRICT SUB-REGISTRAR-IV

## On 21/03/2011

### 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.-2495000/-

Certified that the required stamp duty of this document is Rs.- 149710 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Manoj Kumar Mandal ) DISTRICT SUB-REGISTRAR-IV

### On 23/03/2011

### 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. 27473/-,

(Under Artig

H = 28/- M(b) = 4/- on 23/03/2011

Dulal ChandraSaha )
DISTRICT SUB-REGISTRAR-IV

EndorsementPage 2 of 3

23/03/2011 16:39:00



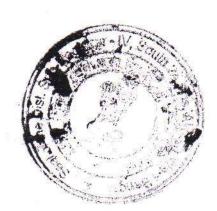
# Government Of West Bengal Office Of the D.S.R.-IV SOUTH 24-PARGANAS District:-South 24-Parganas

Endorsement For Deed Number : I - 02336 of 2011 (Serial No. 02138 of 2011)

## **Deficit stamp duty**

Deficit stamp duty Rs. 149700/- is paid, by the draft number 183892, Draft Date 18/03/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 23/03/2011

( Dulai Chandra Saha ) DISTRICT SUB-REGISTRAR-IV



23/03/2011 16:39:00

( Dutel ChandraSaha )
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 3 of 3

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 aiter, 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 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 classified as "Sali" situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.255 comprised in R.S. Dag No.686 corresponding to L.R. Dag No.719 appurtaining to L.R. Khatian Nos.183, 200, 215 & 216 Police Station Sonarpur in the District of South 24-Parganas and butted and bounded in the manner following:-

ON THE NORTH : By Dag No.690;

ON THE EAST : By 10 feet wide road; —
ON THE SOUTH : By Dag No.687 and
ON THE WEST : By Dag No.685.

**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 :

LINSPOR Sole UNEITHLAIZOAD KOL-G

Brief Kunar Ruwanvell 75, Bl. D' Barger Avenu Kol SS cardina survivo

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

Buston-Soho Buwanwale

Rahu wyel

Rahue Kyel Birester

ELITE DEVCON PVT, LTD, Rahu kyel Director.

Rahul wych

ELFCT REALESTATE PVT. ATD.

Rahul wyd.

Director

Drafted by:

RECEIVED of and from the withinnamed Purchaser the within-mentioned sum of Rs.24,95,000/- (Rupees Twenty Four Lacs Ninety Five Thousand only) being the full consideration money as per Memo below:-

## MEMO OF CONSIDERATION

DATE	CHEQUE NO.	BANK/BRANCH	AMOUNT
18.03.2011	755398	Indian Overseas Bank Posta Branch, 45A, Adya Sradhya Ghat Road, Kolkata-700 007.	Rs. 1,24,050/-
18.03.2011	755391.	do -	Rs. 15,880/-
18.03.2011	755394	- do -	Rs. 24,705/-
18.03.2011	755395	- do -	Rs. 12,352/-
18.03.2011	755397	- do -	Rs. 12,352/-
18.03.2011	755399	- do -	Rs. 1,24,050/-
18.03.2011	755400	- do -	Rs. 1,24,050/-
18.03.2011	755393	- do -	Rs. 24,705/-
18.03.2011	755392 ·	- do -	Rs. 24,704/-
18.03.2011	755396 •	- do -	Rs. 12,352/-
18.03.2011	755241 •	- do -	Rs. 24,704/-
18.03.2011	755240	- do -	Rs. 15,880/-
18.03.2011	755248	- do -	Rs. 1,24,050/-
18.03.2011	755249	- do -	Rs. 1,24,050/-
18.03.2011	755 250	- do -	Rs. 1,24,050/-
18.03.2011	755242	- do -	Rs. 24,705/-
18.03.2011	755243	- do -	Rs. 24,705/-
18.03.2011	755245	- do -	Rs. 12,352/-
18.03.2011	755246	- do -	Rs. 12,352/-
18.03.2011	755247 •	- do -	Rs. 12,352/-
18.03.2011	755445 •	- do -	Rs. 12,352/-
18.03.2011	755444 •	- do -	Rs. 12,352/-
18.03.2011	755443 .	- do -	Rs. 12,352/-
18.03.2011	755442	- do -	Rs. 24,705/-
18.03.2011	755441 •	- do -	Rs. 24,705/-
18.03.2011	755440 -	- do -	Rs. 24,704/-
18.03.2011	755439	- do -	Rs. 15,880/-
18.03.2011	755446	- do -	Rs. 1,24,050/-
18.03.2011	755447	- do -	Rs. 1,24,050/-
18.03.2011	755448	- do -	Rs. 1,23,050/-
18.03.2011	755297	- do -	Rs. 12,352/-
18.03.2011	755296 ·	- do -	Rs. 12,352/-
18.03.2011	755295 •	- do -	Rs. 12,352/-

		TOTAL:	Rs. 24,95,000/-
18.03.2011	766746	- do -	Rs. 12,352/-
18.03.2011	766743 -	- do -	Rs. 12,352/-
18.03.2011	766742	- do -	Rs. 12,352/-
18.03.2011	766741 -	- do -	Rs. 24,705/-
18.03.2011	766740	- do -	Rs. 24,705/-
18.03.2011	766739	- do -	Rs. 24,704/-
18.03.2011	766738	- do -	Rs. 15,880/-
18.03.2011	766749	do -	Rs. 1,24,050/-
18.03.2011	766748	- do -	Rs. 1,24,050/-
18.03.2011	766747	- do -	Rs. 1,24,050/-
18.03.2011	755300	- do -	Rs. 1,24,050/-
18.03.2011	755299	- do -	Rs. 1,24,050/-
18.03.2011	755298	- do -	Rs. 1,24,050/-
18.03.2011	755291 .	- do -	Rs. 15,880/-
18.03.2011	755292 •	- do -	Rs. 24,704/-
18.03.2011	755293 •	- do -	Rs. 24,705/-
18.03.2011	755294	- do -	Rs. 24,705/-

# (RUPEES TWENTY FOUR LACS NINETY FIVE THOUSAND ONLY).

## WITNESSES:

Bimalkumar Bhuvanwale 75BC-D' Bangur Avenup Kol-55 Gwafor SA-415IMLA 20AD KOL-6 out on surface motio.

Sahanana Sandar

# SPECIMEN FORM FOR TEN FINGER PRINTS

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# SPECIMEN FORM FOR TEN FINGER PRINTS

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# SPECIMEN FORM FOR TEN FINGER PRINTS

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	\		(Right	Hand)		
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# Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 8 Page from 3637 to 3653 being No 02336 for the year 2011.



(Dulal ChandraSalva) \$5-March-2011 DISTRICT SUB-REGISTRAR-IV Office of the D.S.R.-IV SOUTH 24-PARGANAS West Bengal

