

02269

L 2715/2010

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the documents is admitted to the public use of the Government and the public use of the Government and this document are part of the documents.

f(1) N. 2501A

D 546456

f(2) N. 3001A

N. 5501A

Deals in - 08/4/10

v/c 4/16/10
R. 6/11/10
4-15

THIS INDENTURE made this ^{8th} day of April Two Thousand Ten BETWEEN ABDUL QADER LASKAR alias KADER LASKAR, son of Abdul Sovan Laskar, residing at Majher Para, Ward No. 27, Sonarpur, P.S. Sonarpore, District South 24-Parganas, 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 (1) WINSOME TOWERS 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), P.S. Tollygunge, Kolkata-700 026, PAN AAACW9275G, (2) WINSOME ENCLAVE 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), P.S. Tollygunge, Kolkata-700 026, PAN AAACW9307R, AND

Registrar
Registrar U/S 7 (2) of
Registration ACT 1908
South 24 Parganas
9 APR 2010

ক. 161

ক্রা. ০৭০৪/১০ বঙ্গ. সচিব

খরিদদার
বা

Winsome Towers Private Limited

122/1R, Satyendra Nath Majumdar Sarani, Kal. 26
শঙ্কর কুমার সরকার

স্ট্যাম্প ডেপুটার
সানারপুর এ্যা.ডি.এস.আর অফিস
নফিচ ১৪ পরগণা

আবুল কায়েম মোস্তাফিজ
আবুল কায়েম মোস্তাফিজ


624

আবুল কায়েম মোস্তাফিজ
আবুল কায়েম মোস্তাফিজ



Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration ACT 1908
Calcutta, South 24 Parganas
- 8 APR 2010

(IMRAN SARDAR)
Imran Sardar
Azibhan Rahaman Sardar

Business.

Vih-kumra khali (N)
P.O - Namandoo per.
P.S - Sonar per.
কল- 103



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

Endorsement For Deed Number : I - 02715 of 2010
(Serial No. 02369 of 2010)

On 08/04/2010

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

Presented for registration at 16.15 hrs on :08/04/2010, at the Private residence by Abdul Qader Laskar Alias Kader Laskar, Executant.

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

Execution is admitted on 08/04/2010 by

1. Abdul Qader Laskar Alias Kader Laskar, son of Abdul Sovan Laskar , Majher Para Sonarpur , Village:Majher Para Sonarpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession: ----

Identified By Imran Sardar, son of Aziban Rahaman Sardar, Kumrakhali North, , Village:Kumrakhali, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Narendrapur Pin :-700103 , By Caste: Muslim, By Profession: Business.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 09/04/2010

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) = 2794/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 09/04/2010

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.-254486/-

Certified that the required stamp duty of this document is Rs.- 15279 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 14900/- is paid, by the draft number 827879, Draft Date 08/04/2010, Bank Name State Bank Of India, Bura Bazar, received on 09/04/2010

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



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

09/04/2010 18:41:00



(3) **WINSOME PROJECTS 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), P.S. Tollygunge, Kolkata-700 026, PAN AAACW9273A, represented by its Director Raju Sharma, hereinafter 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 Lakshmi Devi 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 2 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.256 Police Station Sonarpur in the then District of 24-Parganas comprised in :

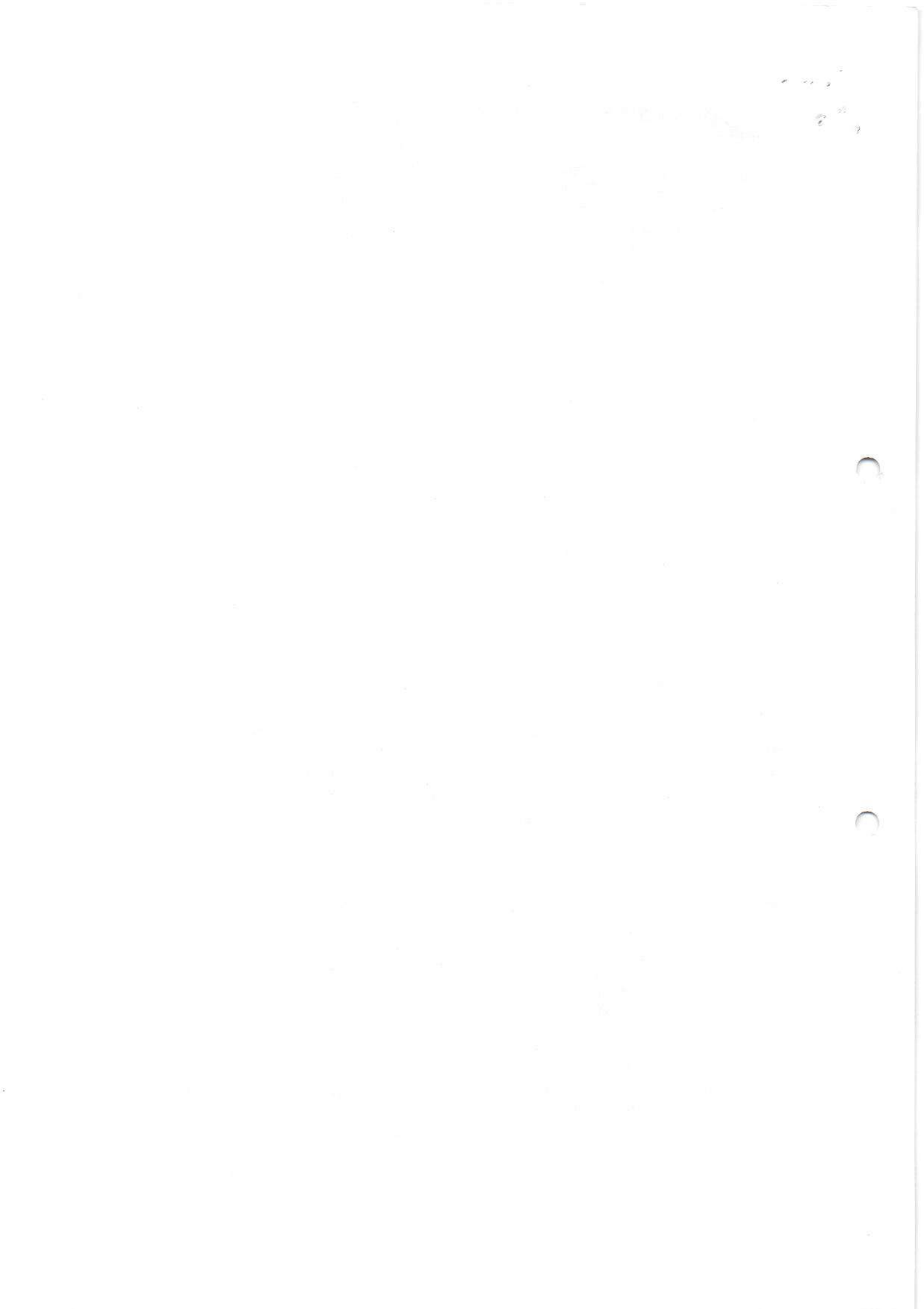
R.S. Khatian No.	R.S. Dag Nos.	Classification of Land	Area (In Sataks)
640	474	Sali	2
		TOTAL :	2 Sataks

-hereinafter collectively referred to as **the said land**.

B. By a Bengali Kobala (Deed of Sale) made between the said Lakshmi Devi therein referred to as the Vendor of the One Part and one Abdul Sovan Laskar therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.76 Pages 33 to 35 Being No.6275 for the year 1954, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the Purchaser therein All That the said land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

C. By a Bengali Danpatra (Deed of Gift) dated the 13th day of September 1994 made between the said Abdul Sovan Laskar therein referred to as the Donor of the One Part and the Vendor herein therein referred to as the Donee of the Other Part and registered with the Additional District Sub-Registrar Sonarpur in Book No.I Volume No.106 Pages 86 to 91 Being No.7192 for the year 1994, the Donor therein out of his natural love and affection towards his son therein made a free and absolute gift in respect of All That the said land more fully and particularly described in the schedule thereunder written.

D. Thus the Vendor herein is now seized and possessed of or otherwise well and sufficiently entitled to All That the said land containing an area of 20 Sataks be the same a little more or less more fully and particularly described in the Schedule hereunder written, free from all encumbrances, charges, liens, lispensens, attachments, acquisitions, requisitions and trusts whatsoever nature.



E. The Vendor has agreed to sell the said land and the Purchasers have agreed to purchase 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. 2, 10, 000/- (Rupees two lacks ten thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2, 10, 000/- (Rupees two lacks ten thousand only) of the lawful money of the Union of India well and truly paid by the Purchasers 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 Purchasers and the said land) the Vendor 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 2 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.256 Police Station Sonarpur in the District of South 24-Parganas comprised in :

R.S. Khatian No.	R.S. Dag Nos.	L.R. Khatian No.	L.R. Dag Nos.	Classification of Land	Area (In Sataks)
640	474	-do-	498	Sali	2
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 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, patahs, 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 Purchasers absolutely and forever and the Vendor doth hereby covenant with the Purchasers **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

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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 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 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 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 2 Sataks be the same a little more or less situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touji No.256 Police Station Sonarpur in the District of South 24-Parganas comprised in :

R.S. Khatian No.	R.S. Dag Nos.	L.R. Khatian No.	L.R. Dag Nos.	Classification of Land	Area (In Sataks)
640	474	-do-	498	Sali	2
				TOTAL :	2 Sataks

and butted and bounded in the manner following :-

ON THE NORTH : By R.S. Dag Nos. 668,

ON THE EAST : By R.S. Dag Nos. 473,

ON THE SOUTH : By R.S. Dag Nos. 478, And

ON THE WEST : By R.S. Dag Nos. 475,

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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 :

বিক্রেতার হস্তে এবং সীলিত করে প্রেরণ করা হয়েছে।

RECEIVED of and from the within-named Purchasers the within-mentioned sum of Rs. 2, 10, 000/- (Rupees two lacks ten thousand only) being the consideration money as per Memo below:-

MEMO OF CONSIDERATION

<u>DATE</u>	<u>PAY ORDER NO.</u>	<u>BANK/BRANCH</u>	<u>AMOUNT</u>
06.04.2010	729105	Indian Overseas Bank Kolkata-Central CLC Office	Rs. 70,000/-
06.04.2010	729106	Do	Rs. 70,000/-
06.04.2010	729107	Do	Rs. 70,000/-
		TOTAL :	Rs.2,10,000/-

(Rupees Two Lacks Ten Thousand only)

✓ বিক্রয় প্রমাণ হিসেবে প্রাপ্ত (২) লক্ষ ১০ হাজার টাকা।

Drafted by :

Prabir Kumar Roy

Prabir Kumar Roy
Advocate,
Alipur Criminal Court.
W. B.- 828/81

WITNESSES:

✓ Firaj Lodha -
vill. North Kumra Khali -
P.O. Narendra pur.
Kol-103

✓ Ansum Sander
vill - Kumra Khali (N)
P.O - Narendra pur
P. S - Sonar pur
Kol-103

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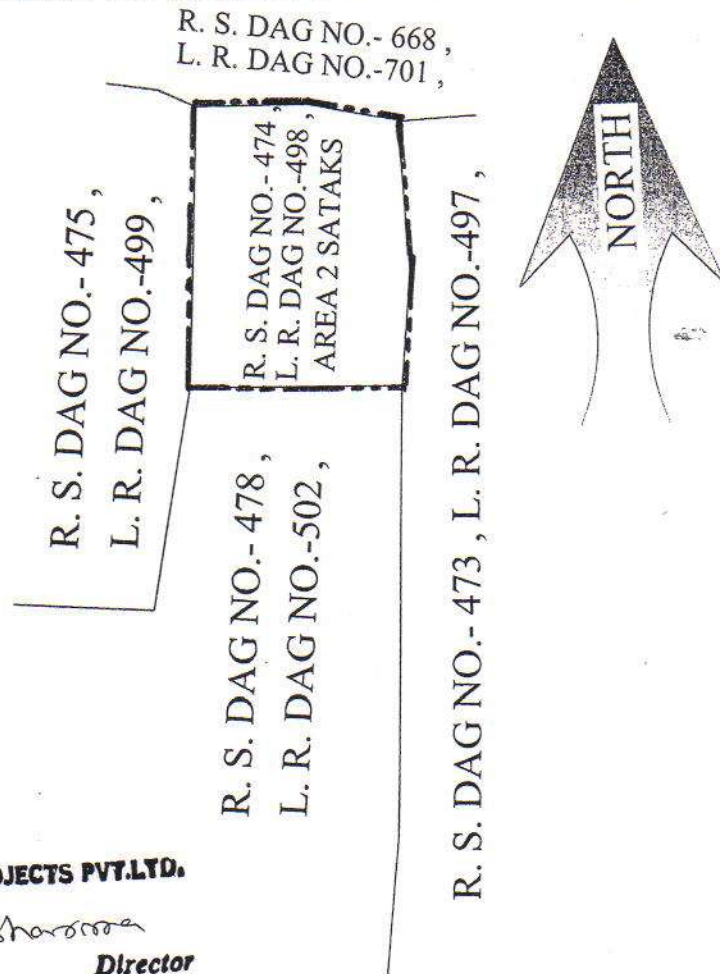
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SITE PLAN OF FOLLOWING DAG AT
 MOUZA- KUMRAKHALI , J. L. NO.-48,
 UNDER R. S.KHATIAN NO.- 640 , L. R.
 KHATIAN NO.- 226 ,P. S. SONARPUR,
 WARD NO.-27, UNDER
 RAJPUR SONARPUR MUNICIPALITY

AREA AS SHOWN WITH RED BORDER



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

WINSOME PROJECTS PVT.LTD.

Raju Sharma

Director

Winsome Enclave Pvt, Ltd,

Raju Sharma

Director.

WINSOME TOWERS PVT. LTD.

Raju Sharma

Director

Handwritten signature in Bengali script

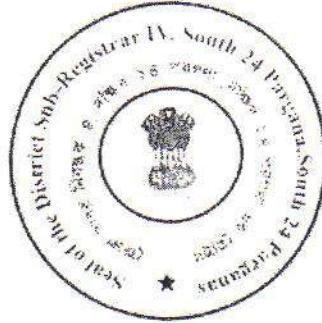
(ABDUL QUADER LASKAR)
 SIGNATURE OF THE VENDOR

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 1511 to 1520
being No 02715 for the year 2010.















(Dulal Chandra Saha) 16-April-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal



PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME ਆਰਜ਼ੁ ਕਾਮਰੇ ਮਾਝਰ SIGNATURE ਆਰਜ਼ੁ ਕਾਮਰੇ ਮਾਝਰ
ਅਰਜੁ ਕਾਮਰੇ ਮਾਝਰ

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME RAJU GHARMA SIGNATURE Raju Sharma

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE.....

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE.....

