

मिट्यान्डन पश्चिम बंगाल WEST BENGAL

V(CNV- 76/10

G 320095

Ctribled that the December is admitted to forgette the December 1. A fine of the December 2. A december 2 to the part of this document of the Document.

of Actional Registry (1)

S/10 ·
Thous

H

H

THE

H

TEST.

13

07

THIS INDENTURE made this 12 day of January Two Thousand Ten BETWEEN (1) MAHABUB ALI MOLLA, (2) ANSAR ALI MOLLA alias ANSER ALI MOLLA, (3) AABID ALI MOLLA alias ABID ALI MOLLA, all sons of the Late Ahadat Ali Molla, all residing at Village Fartabad, Garia, P.S. Sonarpur, District South 24-Parganas, (4) THAMINA BIBI alias TAHAMINA KHATUN, wife of Abdul Haque Mandal, residing at Makalihati Tamijuddin Mistry Lane, P.S. Metiabruz, Kolkata-700 066, (5) FURIDA EIRI alias FARIDA KHATUN, wife of the Late Hasem Ali, residing at Village Kamalgazi, P.S. Sonarpur, Kolkata-700 103, (6) SEKH RAFIK alias SK RAFIK ALAM, (7) SHEKH SAMSUL alias SK SAMSUL ALAM, (8) SHEKH MAK! L alias SK MAKBUL ALAM, (9) SK TAFAZZAL ALAW, all sons of the Late Sk. Jane Alam, all residing at 1/4, Mon Mohan Banerjee Road, P.S. Behala, Kolakat-700 038 and (10) FIROZA alias FIROJA BEGUM, wife of Sekendar Ali,

3 MIN

(3/10/ RS.... - 4 JAN 2010 shue wyat. For Lingral Properties Pvt. Ltd. Director Rahue alont Iti Molin Atin Hollar alise on the Mollar amuna Bibialies siens Klatim fat Amen Maker P 7.0

hereinafter jointly referred to as the <u>VENDORS</u> (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 <u>ONE PART AND LINGRAJ PROPERTIES PRIVATE LIMITED</u>, a Company duly incorporated under the Companies Act, 1956, having its registered office at premises No. 55/1A, Strand Road, Kolkata-700 006, represented by its Director Rahul Kyal, hereinafter referred to as the <u>PURCHASER</u> (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the <u>OTHER PART</u>:

WHEREAS:

A. One Ahadat Ali Molla was lawfully seized and possessed of or otherwise well and sufficiently entitled to amongst others All That the pice and parcel of land containing an area of 22 Sataks, be the same a limit more or less, situate lying at Mouja Kumrakhali J.L. No.48 Revenue Super No.131 Police Station Sonarpur in the then District 24-Parganas comprised in:

Touji No.	R.S. Dag No.	R.S. Khatian No.	Area
260	480	348	5 Sataks
		Total:	5 Sataks

(hereinafter collectively referred to as the said land).

- B. The said Ahadat Ali Molla died intestate on the 14th day of April 1970 leaving him surviving his widow namely Anjuman Begum, three sons namely Mahabub Ali Molla, Ansar Ali Molla alias Anser Ali Molla alias Anser Ali Molla alias Abid Ali Molla and three daughters Tahmina Brot alias Tahamina Khatun, Furida Bibi alias Farida Khatun and Nurun Na. Khatun as his surviving legal heirs and heiresses who inherited amongst others All That the said land in their respective proportions.
- C. By a Bengali Kobala (Indenture of Conveyance) dated the 31st day of January 1975 made between the said Farida Khatun therein—ferred to as the Vendor of the One Part and the said Anser Ali Molk—nerein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Sonarpur in Book No.1 Volume No.5 Pages 140 to 148 Being No.3-15 for the year 1975, 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 her undivided part or share in the said land more fully and particularly described in the Schedule thereunder written, absolutely and forever.

, Atteid the Walla alins Abiq My Malla - 2019 ALL BUS. ZATA MINGO 160C Jork Rofin alia or Ragin Alams 1610 Shown Simsul order Ske Lind Alayer Short Mouth allow 34 Nouth Men 1831 SK. Tabaygal Alam. Soughit Anam Misto P. + 0

- The said Anjuman Begum died intestate on 10th day of February 2003 leaving her surviving her three sons namely Mahabub Ali Molla, Ansar Ali Molla alias Anser Ali Molla and Aabid Ali Molla alias Abid Ali Molla and three daughters Tahmina Bibi alias Tahamina Khatun, Furida Bibi alias Farida Khatun and Nurun Nahar Khatun as her surviving legal heirs and heiresses who upon her death jointly inherited her proportionate part or share in the said land.
- E. The said Nurun Nahar Khatun died intestate on 30th day of January 2008 leaving her surviving her four sons namely Sk. Rafik alias Sk. Rafiq Alam, Sk. Samsul alias Sk. Samsul Alam, Sk. Makbul alias Sk. Makbul Alam, Sk. Tafazzal Alam and only daughter Firoza alias Firoja Begum as her surviving legal heirs and heiresses who upon her death jointly inherited her proportionate part or share in the said land.
- F. Thus the Vendors herein are now seized and possessed of or otherwise well and sufficiently entitled to All That the said land containing an area of 5 Sataks be the same a little more or less (hereinafter collectively referred to as the said land) free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature.
- G. The Vendors have agreed to sell said land and the Purchaser has 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.7,56,250/- (Rupees Seven Lacs Fifty Six Thousand Two Hundred Fifty only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.7,56,250/-(Rupees Seven Lacs Fifty Six Thousand Two Hundred Fifty only) of the lawful money of the Union of India well and truly paid by the Purchaser 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 Purchaser 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 5 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:

Touji No.	R.S. Dag No.	R.S. Khatian No.	L.R. Dag No.	L.R. Khatian Nos.	Area
260	480	348	504	105, 170, 608, 744, 96 & 984	5 Sataks
				TOTAL:	5 Sataks

1640

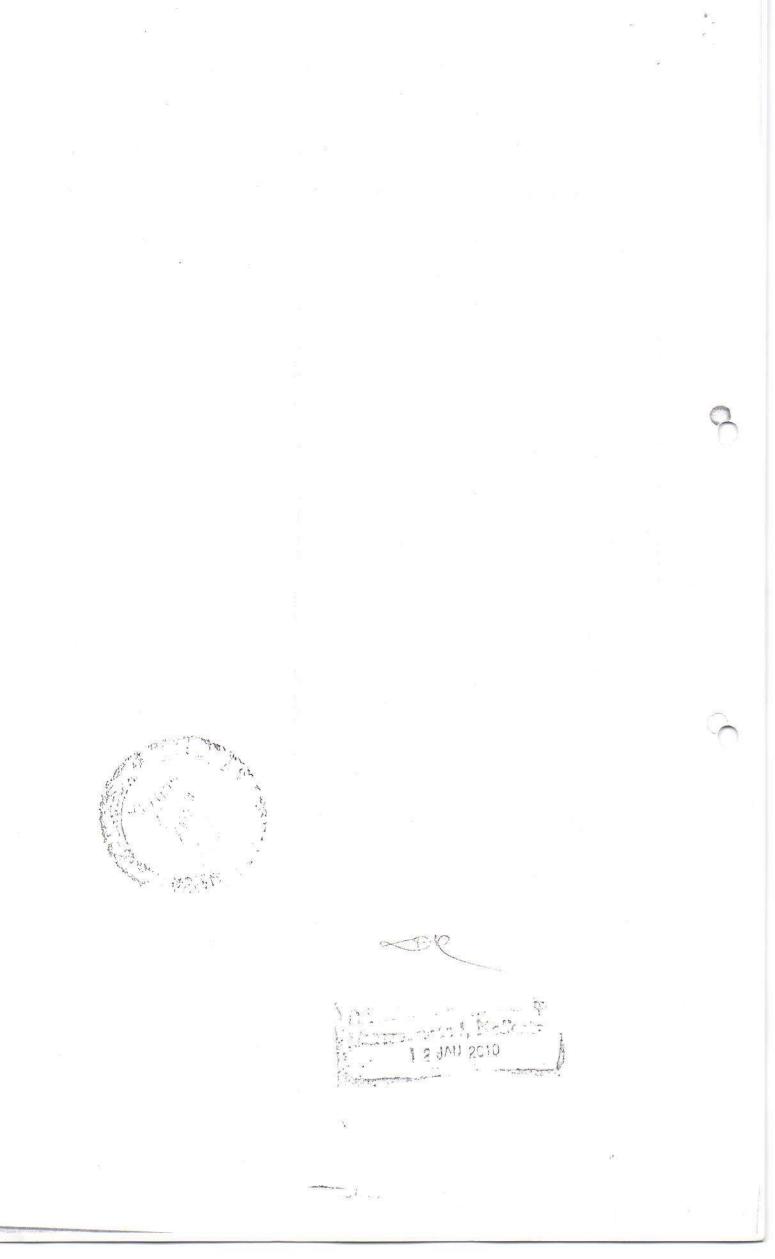
Carroy a Mins Farray a Regum

Solt - Alace Ali Malle Solt - Alace Ali Malle Installed FO - Garrier, P.S - Emergion Bisner

123112010

, ,

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 casements, 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 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 Purchaser absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchaser 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 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 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



The second secon

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.

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 classified as 'Sali' situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur Sub Registry office Sonarpur in the District of South 24-Parganas comprised in:

Touji No.	R.S. Dag No.	R.S. Khatian No.	L.R. Dag No.	L.R. Khatian Nos.	Area
260	480	348	504	105, 170, 608, 744, 96 & 984	5 Sataks
				TOTAL:	5 Sataks

and butted and bounded in the manner following:-

ON THE NORTH: By R.S. Dag No. 478;

ON THE EAST : By R.S. Dag No. 479;

ON THE SOUTH : By R.S. Dag No. 457;

ON THE WEST : By R.S. Dag No.481.

Acceptance of the contract of

IN WITNESS WHEREOF the Vendors hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED and DELIVERED by the <u>VENDORS</u> at Kolkata

in the presence of:

Soughet Anam Maken

Fortabad, PO-Gravia,

S- Sonwepler. Kal-84

Survi Pay. Oaler Pan-ablie 87.

Colinso - 700001.

) Mahabule Ali Mellat Dasmar Ali-Molla slise Dasmar Ali Molla

3) Thomina Bibi alises Thomina Khatum

4) Heldig Ali Malla aligy

5) 2012 41/2 1/2 1/3 1/2 1/3 CV

b) or a kine fin alice or king fin Hem

3) Sherch James aties Sk. Don't sken

8) Should Houldwaller Sullander War

9) SK. Tabayzal Alam.

(0) Piecoga Nias Fistory a Rougher.

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

Surapeil Anam Maller Sull Pay Rahut Wysf. Lia.

Director

Differences brokenstyry
Highland, Colcula.

12 JON 2010

RECEIVED of and from the withinnamed Purchaser the within-mentioned sum of Rs.7,56,250/- (Rupees Seven Lacs-Fifty Six Thousand Two Hundred Fifty only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

	DATE	PAY ORDER I	NO. BANK/BRANCH	2	AMOUNT
	11.01.2010	728735	Indian Overseas Bank	Rs.	
	11.01.2010	728736	Kolkata-Central CLG Office - do -	Rs.	18,788/-
	11.01.2010	728737	- do -	Rs.	18,788/-
	11.01.2010	728738	- do -	Rs.	18,788/-
	11.01.2010	728739	- do -	Rs.	9,390/-
8	11.01.2010	728734	- do -	Rs.	10,585/-
	11.01.2010	728733	- do -	R:;,	84,558/-
	11.01.2010	728732-	- do -		1,67,510/-
	11.01.2010	728731	- do -		2,41,545/-
	11.01.2010	728730	- do -		1,67,510/-
			TOMAY		
			TOTAL:	Rs. 7	7,56,250/-

Rupees Seven Lacs Fifty Six Thousand Two Hundred Fifty enly).

WITNESSES:

Sweepat Anam Maller Susch Pay Described Stations

2) Thomas Ali Malla alian

2) Thomas Ali Malla alian

4) Arfold Mulla Plians

4) Arfold Mulla Plians

5) Zold Hold Mulla Plians

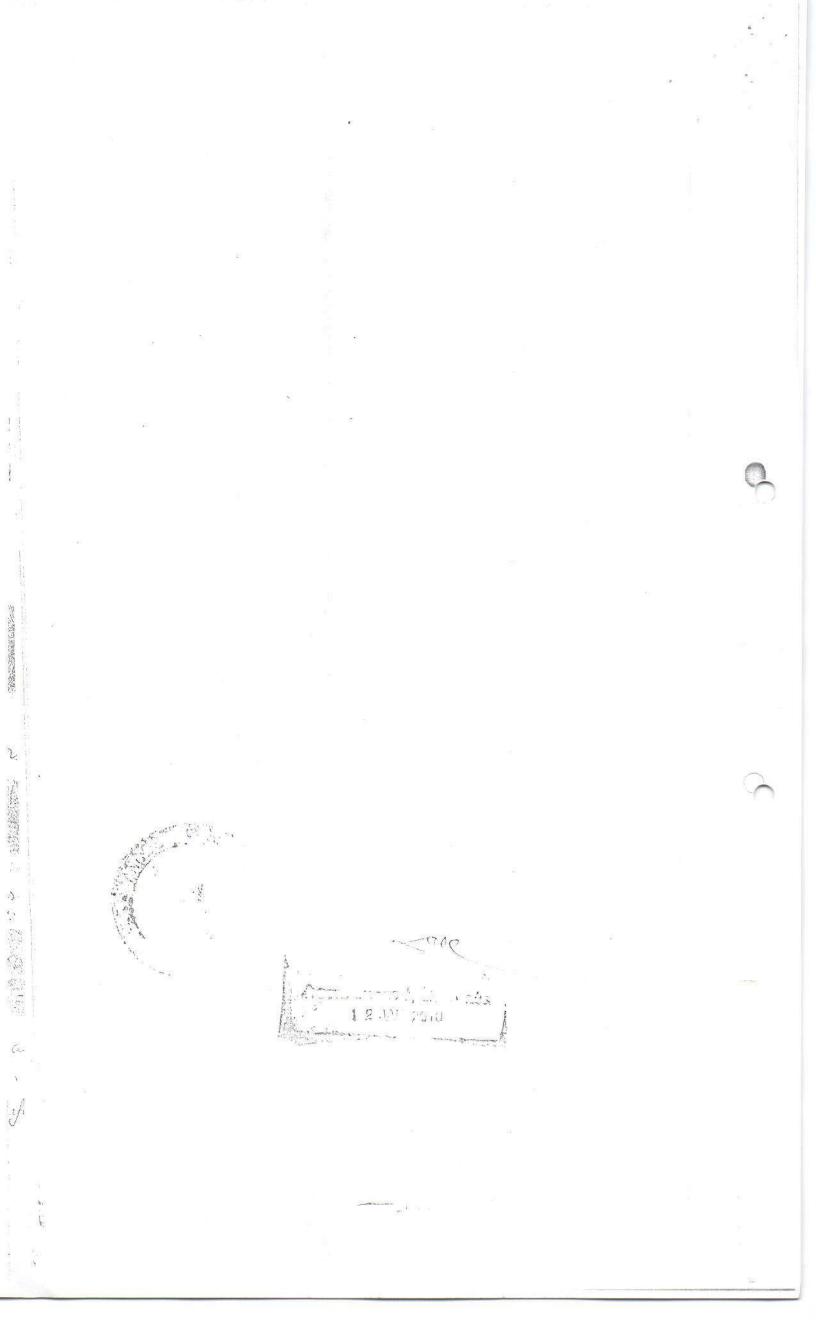
6) Told Missing Back Send La.

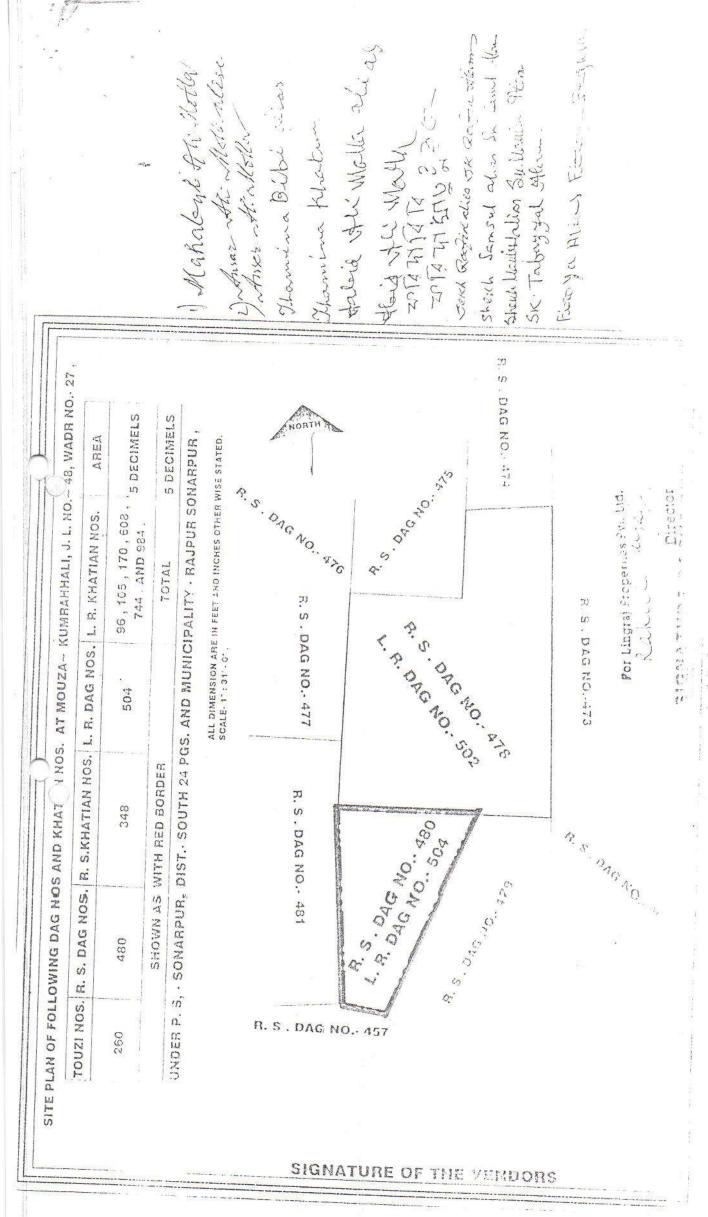
7) Shekh Sansul alian Sx. Send La.

8) Should Jaulad adian Sx. Send La.

7) Sk. Tabaggal Alian

10 Ferry a Munis Feeling a long 11 m.





がおります。ハマンのでで

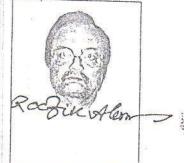
SPECIMEN FORM FÖR TEN FINGERPRINTS

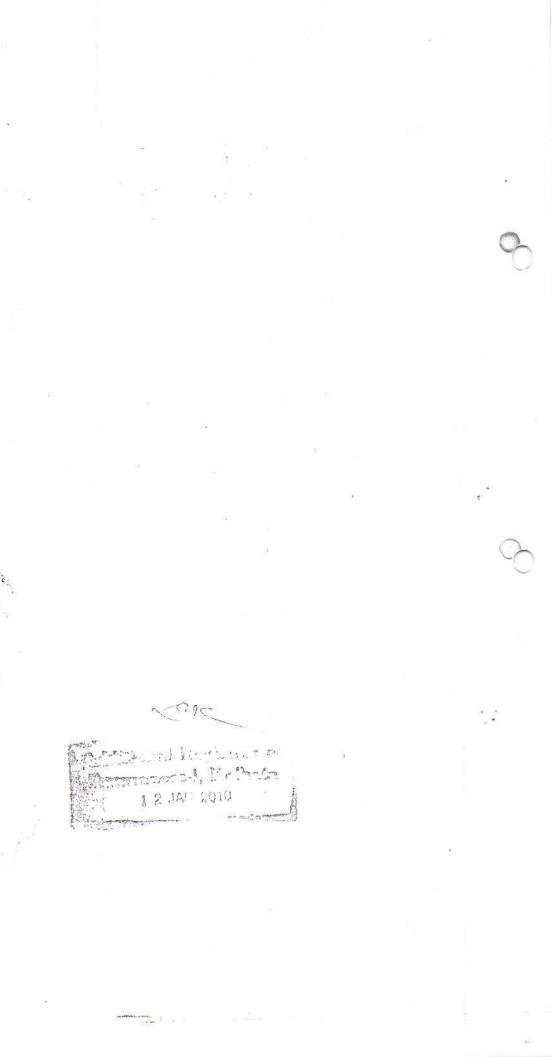
		er Kolon				
SL No.	Signatures Of the executants/ and/or purchaser Presentans	e	10 5 10			ā
1.	T.			H. C.		
	. 3	Little	s Ring	Middle (left	Fore Hand)	Thumb
626	Les					
		Thumb	Fore	Middle (right	Ring Hand)	Little
						and the second
2.		Little	Ring,	Middle (left	Fore Hand)	Thumb
ab othis	Nolla	Thumb	Fore	Middle (right	Ring Hand)	Little
		Little	Ring	Middle (left	Fore Hand)	Thumb
er-Ai	- July					
1-1		Thumb	Fore	Middle (right	Ring Hand)	Little

CON C 2 191 2010

SPECIMEN FORM FOR TEN FINGERPRINTS

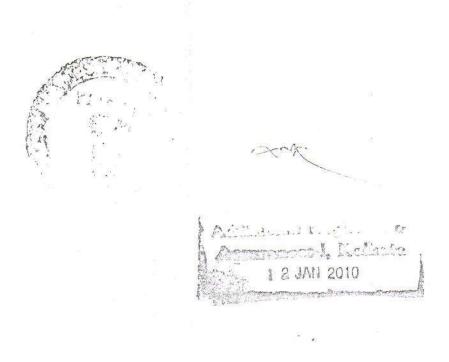
No.	Signatures Of the executants/ and/or purchaser Presentans	ř	e e			
	-					
		Little	Ring	Middle (left	O (Pore Hand)	Thumb
A4:	Malla	, get				
	viona	Thumb	Fore	Middle (right	Ring Hand)	Little
						100
2.		Little	Ring	Middle (left	Fore Hand)	Thumb
	and Report	Thumb	Fore	Middle (right	Ring Hand)	Little
		Little	Ring	Middle (left	Fore Hand)	I humb
12 477	The state of the s					
3° .	* .	Thumb	Fore	Middle (right	Ring Hand)	Little





SPECIMEN FORM FOR TEN FINGERPRINTS

*		· · · · · · · · · · · · · · · · · · ·	đ		
St. Signatures Of the executants/ and/or purchaser Presentans					
	Little	Ring	Middle (left	e Hand)	Thum's
the Samuel of: On. Same Ala	Thumb	Tore	Middle (right		Little
	Little	Ring	Middle	Fore	
	(CI)		(left	Hand)	Thumb
	Thumb	Fore	Middle (right	Ring Hand)	Little
	Little	No service ser	Mfdalle (left	Fere Hand)	Thumi)
By at Offin.	Thumb	Jore	Middle (right	Ring Hand)	p. Little E
an posent	3 milyera				



A CONTRACTOR OF THE PARTY OF TH

Not the State Stat

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

Endorsement For Deed Number: I - 00278 of 2010 (Serial No. 00231 of 2010)

On 12/01/2010

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

Presented for registration at 18,38 hrs on :12/01/2010, at the Private residence by Rahul

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

Execution is admitted on 12/01/2010 by

- 1. Mahabub Ali Molla, son of Lt. Ahadat Ali Molla , Fartabad, Garia, Village:Fartabad, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
- Ansar Ali Molla Alias Anser Ali Molla, son of Lt. Ahadat Ali Molla, Fartabad, Garia, Village:Fartabad, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession: Others
- 3. Aabid Ali Molla, son of Lt. Ahadat Ali Molla , Fartabad, Garia, Village:Fartabad, Thana:-Sonarpur, District;-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
- The pina Bibl Alias Tahamina Khatun, wife of Abdul Haque, Makalihati Tamijuddin Mistry Lane, CAUTTA, Thana:-Metiaburutz, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession: Others
 - Furida Bibi Alias Farida Khatun, wife of Lt. Hasem Ali , Village:Kamalgazi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
 - Sekh Rafik Alias Sk. Rafik Alam, son of Lt. Sk. Jane Alam , 1/4, Manamohan Banerjee Road, CALCUTTA, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
 - Shekh Samsul Alias Sk. Samsul Alam, son of Lt. Sk. Jane Alam , 1/4, Manomohan Banerjee Road, CALCUTTA, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim,
- Shekh Makbul Alias Sk. Makbul Alam, son of Lt. Sk. Jane Alam , 1/4, Manomohan Banerjee Road, CALCUTTA, Thana:-Behala, District:-South 24-Parganas, WEST RENGAL, India, . By Caste Muslim, By Profession: Others
- Sk. Tafazzal Alam, son of Lt. Sk. Jane Alam , 1/4, Mahomohan Banerjee Road, CALCUTTA, Thana,-Behala, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession :
- Others

 Others

 Others

 Others

 On Alias Firoja Begum, wife of Sekendar Ali , Natur Nagar, 1/4, CALCUTTA, Thana:-Maheshlala, strict:-South 24-Parganas, WEST BENGAL India. strict:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
- Rahul Kyal, Director, Lingraj Properties Pvt. Ltd.55/1 A, Strand Road-CALCUTTA, ana.-Burrobazar, District:-Kolkata, WEST BENGAL, India, ., By Profession: Business
- Identified By S. A. Molla, son of Abid Ali Molla, Village:Fartabad, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Dines Kumar Mukhopadhyay) ADDL REGISTRAR OF ASSURANCE

> (Dines Kurpat Mikhoppadhyay) ADDL. REGISTRAR OF ASSURANCE-I

Thomas to the transport

EndorsementPage 1 of 2

/01/2010 12:06:00

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

District:-Kolkata

Endorsement For Deed Number: 1 - 00278 of 2010

(Serial No. 00231 of 2010)

On 13/01/2010

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.-756925/-

Certified that the required stamp duty of this document is Rs.- 45436 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

On 14/01/2010

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.

Per Paid in rupees under article : $\Lambda(1) = 83167$, E = 147, I = 557, M(a) = 257, M(b) = 47, our M(b) = 47, our M(a) = 257, M(b) = 47, our M(b)Payment of Fees:

Deficit stamp duty

Deficit stamp duty Rs. 45436/- is paid03344512/01/2010STATE BANK OF INDIA, Kolkata, received on 14/01/2010

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



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

EndorsementPage 2 of 2

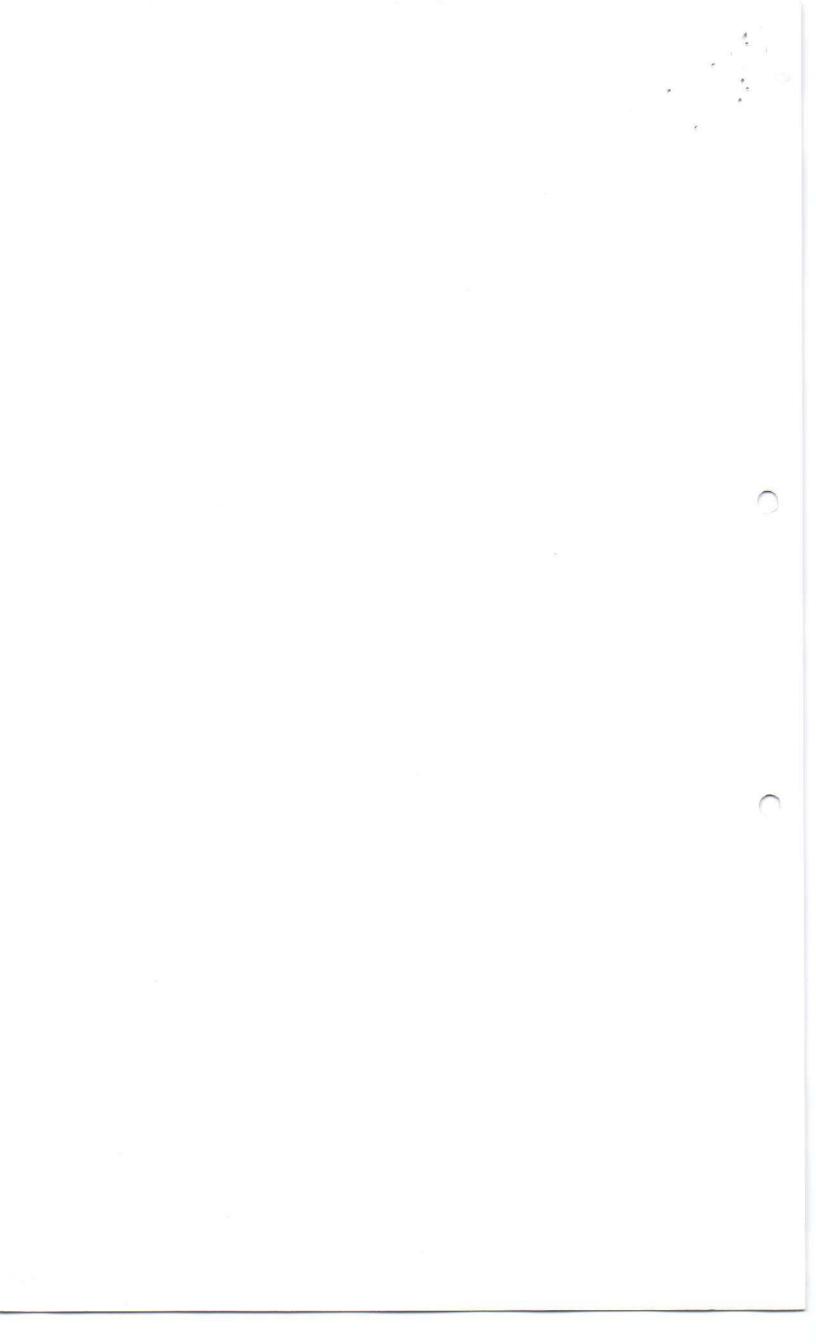
14/01/2010 12:06:00

Conficule of Registration under section 60 and Rule 69

Heinst sted in Book -1 CD Volume number 1 Page from 3081 to 6098 freing No 00278 for the year 2010.



Abuses become Multiopaditysy 15 January-2010 Abuse PEGISTMAR OF ASSUBABLE ET FULL OUT COUNTY A.P.A. CISCLEAGE West forugal



8

BETWEEN

MAHABUB ALI MOLLA & ORS. ... Vendors.

AND

LINGRAJ PROPERTIES PRIVATE LIMITED

... Purchaser.

CONVEYANCE

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

