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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Notwithstanding the documents is admitted to registration the signatures attached and the red wax seal attached to this document are part of the documents.

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 2/c 586/10
 832/10
 6-3 P.A.

THIS INDENTURE made this 14th day of MAY Two Thousand Ten BETWEEN (1) ABUL BASAR SARDAR alias ABDUL BASAR SARDAR and (2) ABUL KALAM SARDAR alias ABDUL KALAM SARDAR, both sons of Golap Rabbani Sardar, both residing at Majher Para, Ward No. 25, Police Station - Sonarpur, 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

[Signature]
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[Signature] 250.00
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 450.00

Sub Registrar
 Registrar U/S (2)
 Registration ACT 1908
 South 24 Parganas
 17 MAY 2010

received on 14/5/10
[Signature] 17/5/10

19481

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

NAME.....
ADD/ADV.....
RS.....
- 7 MAY 2010
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road

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Abul Kalam Sadr alio.

Abdul Kalam Sadr



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Abul Kalam Sadr

alio. Abdul Kalam Sadr



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Abul Boraz Sadr

alio Abdul Boraz Sadr

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Registrar U/S 7 (2)
Registration ACT 1956
South 24 Parganas
94 MAY 2010

Amun Kalam Sadr -

S/o - Abul Boraz Sadr

North Kumarakhalo,

Po - Raenherpu -

Kal - 103 Business



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

Endorsement For Deed Number : I - 03774 of 2010
(Serial No. 03300 of 2010)

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page 2 of 2

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representatives and assigns) of the ONE PART AND (1) ANITA AGARWAL, wife of Vinod Kumar Agarwal, having PAN ADCPA9209L, residing at 135G, S.P. Mukherjee Road, Police Station - Tollygunge, Kolkata-700 026, (2) KANAK LATA DUGAR, daughter of Hiralal Chhajjer, having PAN ADIPD1561A, (3) MADHU DUGAR, daughter of Shreechand Chopra, having PAN ADPPD5508G, represented by Gaurav Dugar, Constituted Attorney AND (4) PRATITI CHOPRA, daughter of Late Dudhmal Shyamsukha, having PAN ACDF00290P, Nos. (2) to (4) are residing at 12C, Chakraberia Road (North), Police Station - Bhowanipore, Kolkata-700 020, hereinafter jointly referred to as the PURCHASERS (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 OTHER PART :

WHEREAS :

- A. One Gandha Sardar, Nanda Sardar and Kantha Sardar were 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 969.75 Sataks, be the same a little more or less, situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 comprised in several Dag numbers Police Station Sonarpur in the then District 24-Parganas (hereinafter referred to as **the said mother land**).
- B. The said Nanda Sardar died intestate leaving him surviving his widow namely Faziran Bibi only son namely Abdul Motaleb Sardar and two daughters namely Anarjan Bibi and Meherjan Bibi as his surviving legal heir, heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land in their respective proportions.
- C. The said Kantha Sardar died intestate leaving him surviving his widow namely Nekjan Bibi only daughter namely Saharjan Bibi as his surviving legal heiresses and legal representatives who inherited amongst others All That the undivided part or share in the said mother land in their respective proportions.
- D. The said Faziran Bibi, Anarjan Bibi and Saharjan Bibi instituted a suit for partition in the Court of Learned 2nd Sub-Ordinate Judge 24Parganas at Alipore being T.S. No.45 of 1939 (Faziran Bibi & Ors. -vs- Gandha Sardar & Ors.) praying inter-alia for declaring their shares and partition amongst others in respect of the said mother land inherited by them from their predecessors-in-interest.
- E. The parties to the aforesaid suit filed an application on the 21st day of August 1939 praying amongst others for recording compromise of the disputes involved in the said T.S. No.45 of 1939 (Faziran Bibi & Ors. -vs- Gandha Sardar & Ors.) on the terms and conditions therein contained.
- F. Final Decree was passed by the Court of Learned 2nd Sub-Ordinate Judge 24Parganas at Alipore on the 22nd day of August 1939 in the said suit for Partition and the said Gandha Sardar and Abdul Motaleb Sardar

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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 - 03774 of 2010
(Serial No. 03300 of 2010)

On 14/05/2010

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

Presented for registration at 18.25 hrs on :14/05/2010, at the Private residence by Abul Kalam Sardar Alias Abdul Kalam Sardar, one of the Executants.

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

Execution is admitted on 14/05/2010 by

1. Abul Kalam Sardar Alias Abdul Kalam Sardar, son of Golap Rabbani Sardar , Majher Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----
2. Abul Basar Sardar Alias Abdul Basar Sardar, son of Golap Rabbani Sardar , Majher Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ----

Identified By Aminur Rahaman Sardar, son of Abul Basar Sardar, North Kumrakhali, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Narendrapur , By Caste: Muslim, By Profession: Business.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 17/05/2010

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) = 116457/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 17/05/2010

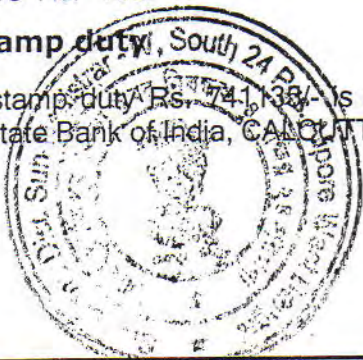
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-10587500/-

Certified that the required stamp duty of this document is Rs.- 741135 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 741,135/- is paid, by the draft number 041819, Draft Date 14/05/2010, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 17/05/2010



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

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EndorsementPage 1 of 2

was absolutely allocated amongst others the said mother land, absolutely and forever.

G. By a Bontanama (Deed of Partition) dated the 20th day of November, 1945 made between the said Gandha Sardar therein referred to as the party to the One Part and the said Abdul Motaleb Sardar therein referred to as the party to the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Being No.5226 for the year 1945, the said Gandha Sardar to the exclusion of the said Abdul Motaleb Sardar, was allocated amongst others the said mother land absolutely.

H. The said Gandha Sardar died intestate leaving him surviving his widow namely Khotejan Bibi and only son namely Golap Rabbani Sardar as his surviving legal heir, heiress and legal representatives who inherited amongst others All That the said mother land in their respective proportions.

I. By a Bengali Kobala (Deed of Sale) dated the 26th day of July 1948 made between the said Khotejan Bibi therein referred to as the Vendor of the One Part and one Abul Basar Sardar then being minor represented by his natural guardian father Golap Rabbani Sardar therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.45 Pages 227 to 238 Being No.4035 for the year 1948, 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 the undivided part or share in the said mother land containing an area of 187.75 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 24-Parganas comprised in :-

Sl. No	Touji Nos.	R.S.Dag Nos.	R.S. Khatian Nos.	Area (In Sataks)	Area Sold (Sataks)
1.	259	57	293	18	
	-do-	384	-do-	31	
	-do-	1461	400	7	
	-do-	1437	404	22	
				78	7.25
2.	260	296	630	19	
	-do-	337	-do-	35	
	-do-	442	-do-	42	
	-do-	896	631	18	
				114	14.25
3.	--	205	408	10	
	--	1446	-do-	21	
				31	4
4.	260	296	650	19	
	-do-	490	654	11	
	-do-	1374	655	32	
				62	7.75
5.	259	405	410	3	
	-do-	407	-do-	6	
	-do-	417	-do-	23	
	-do-	415	-do-	3	

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	-do-	427	-do-	7	
	-do-	1337	-do-	9	
				51	6.25
6.	-do-	405	411	3	
	-do-	407	-do-	5	
	-do-	417	-do-	22	
	-do-	415	-do-	2	
	-do-	427	-do-	7	
	-do-	1337	-do-	10	
				49	6.125
				8	
7.	-do-	426	667	1	
	-do-	537	668	9	
	-do-	539	-do-	18	2.25
				3	
8.	-do-	472	636	6	
	-do-	479	-do-	16	
	-do-	463	-do-	10	
	-do-	470	640	8	
	-do-	471	-do-	2	
	-do-	474	-do-	5	
	-do-	464	637	2	
	-do-	466	-do-	1	
	-do-	456	-do-	5	
		2179		15	
	-do-	483	641	6	
	-do-	490	-do-	2	
	-do-	464	639	1	
	-do-	466	-do-	82	10.25
	-do-	456	-do-	11	
		2178		11	
9.	---	905	643	32	
	---	242	-do-	11	
	---	363	-do-	11	
	---	242	644	18	
	---	911	-do-	2	
	---	912	-do-	5	
	---	251	647	90	11.25
				15	
10.	---	904	657	10	
	---	846	658	3	
	---	-do-	659	24	
	---	1023	660	52	6.50
				1	
11.	---	397	624	66	
	---	398	-do-	25	
	---	451	-do-	8	
	---	526	-do-	13	
	---	419	-do-	113	13.75
				5	
12.	---	458	1060	13	
	---	788	-do-	20	
	---	729	1061	12	
	---	756	1062	11	
	---	881	1064	5	
	---	806	-do-		

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	---	812	-do-	6	
				72	9.125
13.	---	1328	795	6	
	---			6	.75
14.	---	844	1076	11	
				11	1.5
15.	---	370	572	1	
				7	1
16.	---	63	401	5	
	---	57	-do-	11	
	---	384	-do-	21	
				37	4.5
17.	---	833	629	.75	
				6	.75
18.	---	1	48	43	
	---	2	-do-	13	
	---	277	-do-	29	
	---	278	-do-	3	
	---	279	-do-	31	
	---	280	-do-	23	
	---	290	-do-	44	
	---	291	-do-	100	
	---	295	-do-	5	
	---	343	-do-	6	
	---	344	-do-	24	
	---	1455	49	14	
				335	22.5
19.	260	366	849	20	
	-do-	367	-do-	4	
				24	3
20.	---	574	846	23	
	---	576	847	28	
				51	6.5
21.	---	1452	842	15	
	---	1504	-do-	14	
				29	3.5
22.	---	276	1074	4	
				4	.50
23.	260	153	567	12	
				12	1.5
24.	260	463	623	15	
	-do-	490	662	4	
				19	2.5
25.	---	906	632	3	
	---	907	-do-	23	
	---	869	634	18	
	---	802	-do-	14	
	---	831	-do-	15	
				73	9
26.	255	281	52	6	
	-do-	290	-do-	28	
		2186			
				34	4.25
27.	---	737	56	12	
				12	1.5
28.	---	434	21	32	



	---	496	-do-	24	
				56	7
				14	
29.	259	922	256	10	
	-do-	275	-do-	24	3
				34	
30.	---	395	318	34	4.25
				19	
31.	260	481 2187	899	19	2.5
				13	
32.	---	481	573	8	
	---	476	792	4	
	---	477	-do-	17	
	---	482	-do-	42	5.25
				24	
33.	---	410	861	24	3
				6	
34.	---	1053	1000	6	.75
				6	
				TOTAL :	187.75

more fully and particularly described in the Schedule thereunder written, (hereinafter referred to as **the said first plot of land**) absolutely and forever.

J. By a Bondobstopatra/Paribarik Babostapatra (Deed of Settlement/ Family Settlement) dated the 3rd day of November, 1983 made between the said Golap Rabbani Sardar therein referred to as the Settlor of the One Part and the Vendors herein namely the said Abul Basar Sardar and Abul Kalam Sardar, therein jointly referred to as the Settlees of the Other Part and registered with the Sub-Registry Office of Sonarpur in Book No. I Volume No. 117 Pages 310 to 324 Being No. 5599 for the year 1986, the Settlor granted, transferred, conveyed, assigned and assured unto and in favour of the said Settlees therein amongst others All That the piece and parcel of land containing an area of 782 Sataks be the same a little more or less, wrongly mentioned therein as 685 Sataks, situate lying at Mouja Kumrakhali J.L. No. 48 Revenue Survey No. 131 Police Station Sonarpur in the then District 24-Parganas comprised in :-

Sl. No	Touji Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	Area (In Sataks)	Area Transferred (Sataks)
1.	255	337	1410	35	
	-do-	442	-do-	42	77
2.	-do-	906	1441	3	
	-do-	907	-do-	23	
	-do-	831	-do-	9	35
3.	256	472	1412	3	
	-do-	479	-do-	6	
	-do-	463	-do-	16	
	-do-	483	-do-	5	
	-do-	490	-do-	15	

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4.	259	905	1413	11	
	-do-	911	-do-	18	
	-do-	912	-do-	2	31
5.	-do-	846	1414	10	10
6.	256	426	1390	8	8
7.	255	758	1393	5	
	-do-	756	-do-	12	17
8.	259	922	256	14	
	-do-	275	-do-	10	24
9.	-do-	384	401	21	21
10.	255	434	1504	32	
	-do-	496	-do-	24	56
11.	260	881	1389	11	11
12.	259	384	400	31	31
13.	260	490	662	11	11
14.	259	57	398	18	
	-do-	384	-do-	31	49
15.	-do-	405	411	6	6
16.	-do-	407	-do-	6	
	-do-	417	-do-	23	
	-do-	415	-do-	3	
	-do-	427	-do-	7	
	-do-	1337	-do-	9	48
17.	255	281	52	6	
	-do-	290	-do-	28	
		2186			34
18.	260	281	898	19	
		2187			19
19.	-do-	476	791	8	
	-do-	477	-do-	4	
	-do-	482	-do-	17	
	-do-	481	-do-	13	42
20.	-do-	464	637	5	
	-do-	466	-do-	2	
	-do-	456	-do-	1	
		2179			8
21.	255	737	55	12	12

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22.	260	366	849	20	20
23.	-do-	370	572	10	10
24.	255	1	48	43	
	-do-	2	-do-	13	
	-do-	277	-do-	29	
	-do-	278	-do-	3	
	-do-	279	-do-	31	
	-do-	280	-do-	23	
	-do-	290	-do-	44	
	-do-	291	-do-	100	
	-do-	295	-do-	5	
	-do-	343	-do-	6	
	-do-	344	-do-	24	
	-do-	1455	-do-	14	
				335x1/2 =167-10=	157
					782

more fully and particularly described in the Schedule thereunder written (hereinafter referred to as **the said second plot of land**) in trust that on the death of the said Golap Rabbani Sardar the said second plot of land shall stand vested in his two sons namely, Abul Basar Sardar and Abul Kalam Sardar.

K. Thus the Vendors herein are now seized and possessed of or otherwise well and sufficiently entitled to All That the said first and second plots of land containing an area of 940.75 Sataks be the same a little more or less in their respective proportions, free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature.

L. The Vendors have agreed to sell said land and the Purchasers have agreed to purchase **ALL THAT** the piece and parcel of land containing an area of **35 Sataks** be the same a little more or less out of the said first and second plots of land situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur in the District South 24-Parganas comprised in :-

Touji Nos.	R.S.Dag Nos.	R.S. Khatian Nos.	L.R.Dag Nos.	L.R. Khatian Nos.	Area (In Sataks)
256	463	1412	487	181 & 225	16
260	464	637	- 488	225	6
-do-	466	637	490	181 & 225	4
256 & 259	472	636 & 1412	496	-do-	3
256	479	1412	503	-do-	6
				TOTAL :	35 Sataks

more fully and particularly described in the **First Schedule** hereunder written (hereinafter collectively referred to as **the said land**) free from all encumbrances, charges, liens, lispendens, attachments, acquisitions,

