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D-6853/10



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V/c M-1488/10

H 012729

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

[Signature]
 Additional Registrar
 of Assurances-I, Kolkata
 15/7/10

At 08-28 P.M.
24.6.10

Q NO - 11001/10

THIS INDENTURE made this 24th day of June Two Thousand Ten BETWEEN (1) MAHBUB 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, Police Station Sonarpur, District South 24-Parganas, (4) THAMINA BIBI alias TAHAMINA KHATUN, wife of Abdul Haque Mandal, residing at Makalihati Tamijuddin Mistry Lane, Police Station Metiabruz, Kolkata-700 066, (5) FURIDA BIBI alias FARIDA KHATUN, widow of the Late Hasem Ali, residing at Village Kamalgazi, Police Station Sonarpur, Kolkata-700 103, (6) SEKH RAFIK alias SK RAFIK ALAM, (7) SHEKH SAMSUL alias SK SAMSUL ALAM, (8) SHEKH MAKBUL alias SK MAKEUL ALAM, (9) SK TAFAZZAL ALAM, all sons of the Late Sk. Jane

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114596

500 250
500 600
850

5323
VICTOR MOSES &
Solicitors & Advocates
6, Old Post Office Street
Kolkata-700 001

Rahul Ugel



3115C

Intent Conclave Pvt. Ltd.
Rahul Ugel
Director

Intution Developers Pvt. Ltd.
Rahul Ugel
Director

Intution Developers Pvt. Ltd. ~~Intist~~ Construction Pvt. Ltd.
Rahul Ugel Rahul Ugel
Director Director

NAME.....
ADD/ADV.....
RS.....
18 JUN 2010
SURANJAN MUMTAJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Road, Kolkata



3116C

Mahabub Ali Molla



3117C

3116C

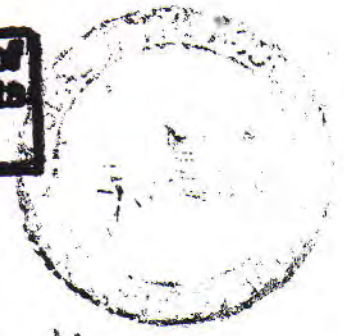
Anwar Ali Molla alias
Anwar Ali Molla



3118C

Anwar Ali Molla alias
Anwar Ali Molla

Additional Registrar of
Assurances - I, Kolkata
24 JUN 2010



3119C

Tahmina Bibi alias
Tahmina Khatun P.T.O. Saifeel Anam Molla

Mam, all residing at 1/4, Mon Mohan Banerjee Road, Police Station Behala, Kolakat-700 038 and (10) **FIROZA alias FIROJA BEGUM**, wife of Sekendar Ali, residing at Natun Nagar, Police Station Maheshtala, 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) INSIST CONSTRUCTION PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, (2) **INTENT CONCLAVE PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, (3) **INTUTION DEVELOPERS PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, (4) **INSTIL DEVELOPERS PRIVATE LIMITED**, a Company duly incorporated under the Companies Act, 1956, all having their registered office at premises No. 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, represented by their Director 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 Ahadat Ali Molla was lawfully seized and possessed or otherwise well and sufficiently entitled to amongst others All That the piece and parcel of land containing an area of 35 Sataks, be the same a little more or less, situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touzi No.260 Police Station Sonarpur in the then District of 24-Parganas comprised in :

R.S. Dag Nos.	R.S. Khatian No.	Area
699	554	26 Sataks
<u>705</u> 2257	-do-	9 Sataks
	TOTAL :	35 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 alias Anjuman Bibi, three sons namely Mahbub Ali Molla, Ansar Ali Molla alias Anser Ali Molla and Aabid Ali Molla alias Abid Ali Molla and three daughters Thamina Bibi alias Tahamina Khatun, Furida Bibi alias Farida Khatun and Nurun Nahar Khatun as his surviving legal heirs and neiresses who inherited amongst others All That the said land in their respective proportions.

C. By a Bengali Kobala (Deed of Sale) dated the 31st day of January 1975 made between the said Farida Khatun therein referred to as the Vendor of the One Part and the said Ansar Ali Molla therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Sonarpur in Book No.I Volume No.3 Pages 140 to 148 Being No.345 for



3120C
3119C

ফরিদা বিবি তরুণ
ফরিদা মাহমুদ



3121C

SK. Rafiq alias SK. Rafiq Alam



3122C

SK. Samul alias SK. Samul Alam



3123C

SK. Maubul alias Su. Maubul Alam



3124C

SK. Tabayyal Alam

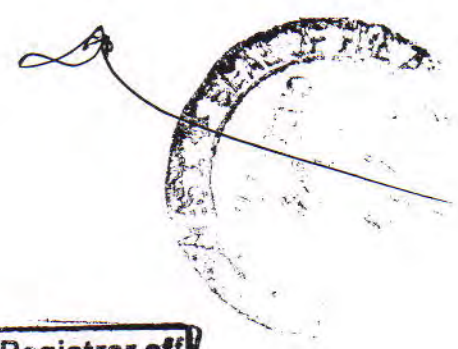


3125C

FIROZA ALIAS FIROZA BEGUM

Sawitri Anam Molla
S/o Mahabub Ali Molla
Fartabad, garia, kal-89 Business

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Assurances - Kolkata
24 JUN 2010



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.

D. The said Anjuman Begum alias Anjuman Bibi died intestate on 19th 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 Thamina 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 35 Sataks, be the same a little more or less, free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature.

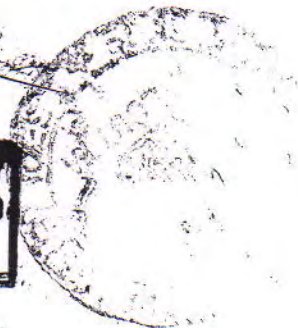
G. The Vendors have agreed to sell and the Purchasers have agreed to purchase All That the said land containing an area of 35 Sataks, be the same a little more or less more fully and particularly described in the **First Schedule** hereunder written free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts of whatsoever nature at and for the consideration of Rs.57,04,200/- (Rupees Fifty Seven Lacs Four Thousand and Two Hundred only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.57,04,200/- (Rupees Fifty Seven Lacs Four Thousand and Two 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 Purchasers **All That** the piece and parcel of land containing an area of 35 Sataks, be the same a little more or less, situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touzi No.260 Police Station Sonarpur in the District of South 24-Parganas comprised in :

R.S. Dag Nos.	R.S.Khatian No.	L.R. Dag Nos.	L.R. Khatian Nos.	Area
699	554	735	105, 170, 608,	26 Sataks

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Assurances - E. Kolkata
24 JUN 2010**

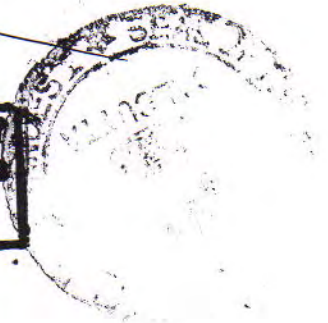


			744, 96 & 984	
<u>705</u> 2257	-do-	742	-do-	9 Sataks
			TOTAL :	35 Sataks

as more fully and particularly described in the **First 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

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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 **AND** the Vendors do and each of them doth hereby covenant with the Purchasers that the Vendors shall and will at all times hereafter at the request and costs of the Purchasers produce or cause to be produced to the Purchasers or their agents the documents of title in respect of the said land more fully and particularly mentioned in the **Second Schedule** hereunder written and shall likewise give inspection of the same to the Purchasers or their nominee or nominees or anybody claiming through or under them **AND** the Vendors further declare that they shall in the meantime keep the said title deeds and documents safe harmless and unobliterated.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land containing an area of 35 Sataks, be the same a little more or less, out of which the land classified as "Pukur" is being used and shall be used for pisciculture and the land classified as Bagan is used for horticulture having tile structure of 100 sq.ft., situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Touzi No.260 Police Station Sonarpur in the District of South 24-Parganas comprised in :

Rahul Kyal.

R.S. Dag Nos.	R.S. Khatian No.	L.R. Dag Nos.	L.R. Khatian Nos.	Classification	Area
699	554	735	105, 170, 608, 744, 96 & 984	Pukur	26 Sataks
<u>705</u> <u>2257</u>	-do-	742	-do-	Bagan	9 Sataks
				TOTAL :	35 Sataks

and butted and bounded in the manner following :-

- ON THE NORTH** : By 20' Municipal Road;
ON THE EAST : By R.S. Dag No. 700;
ON THE SOUTH : By R.S. Dag Nos. 695 & 696 and
ON THE WEST : By R.S. Dag Nos. 698 & 698/2256.

THE SECOND SCHEDULE ABOVE REFERRED TO :

A] Bengali Kobala (Deed of Sale) dated the 31st day of January 1975 made between the said Farida Khatun therein referred to as the Vendor of the One Part and the said Ansar Ali Molla therein 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.345 for the year 1975.

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**Additional Registrar of
Assurances -I, Kolkata
24 JUN 2010**



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 :

Sujit Ray.
6, old Post office St.
Kolkata - 700001.
Sariful Anam Molla
Fardabad, Garcia
Kolkata - 700004

1. Mahabub Ali Molla

2. Anwar Ahishouk alias
Anwar Molla

3. Akbar Ali Molla alias
Akbar Molla

4. Thamina Bibi alias Tahamina Khatun

5. ২০১৪৭১৫ ১৫ ৩৫০০
২০১৪৭১৫০১

6. SK. Rafiq alias SK. Rafiq Alam

7. SK. Samul alias SK. Samul Alam

8. SK. Maulan alias SK. Maulan Alam

9. SK. Tafazzal Alam.

10. Firoza alias Firoza Begum.

Insist Construction Pvt. Ltd.
Rahul Uyal
Director

Intent Conclave Pvt. Ltd.
Rahul Uyal
Director.

Intution Developers Pvt. Ltd.
Rahul Uyal
Director

Instil Developers Pvt, Ltd.
Rahul Uyal
Director

PAN No (AGHPK1359F)

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

Sujit Ray.
Sariful Anam Molla

Drafted by:
Sudhakar Choudhury,
Assistant
Victorines Co.
6, old Post office St.
Kolkata - 1.

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Assurances -I, Kolkata
24 JUN 2010**



RECEIVED of and from the within-named Purchasers the within-mentioned sum of Rs.57,04,200/- (Rupees Fifty Seven Lacs Four Thousand and Two Hundred only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQUE NO.	BANK/BRANCH	AMOUNT
22.06.2010	729329	Indian Overseas Bank Posta Branch, Kolkata.	Rs. 35,211/-
22.06.2010	729328	-do-	Rs. 35,211/-
22.06.2010	729327	-do-	Rs. 17,606/-
22.06.2010	729332	-do-	Rs. 1,58,450/-
22.06.2010	729331	-do-	Rs. 35,211/-
22.06.2010	729330	-do-	Rs. 35,211/-
22.06.2010	729335	-do-	Rs. 3,16,900/-
22.06.2010	729334	-do-	Rs. 3,16,900/-
22.06.2010	729333	-do-	Rs. 3,16,900/-
22.06.2010	729302	-do-	Rs. 35,211/-
22.06.2010	729301	-do-	Rs. 35,211/-
22.06.2010	729300	-do-	Rs. 17,606/-
22.06.2010	729304	-do-	Rs. 35,211/-
22.06.2010	729303	-do-	Rs. 35,211/-
22.06.2010	729305	-do-	Rs. 1,58,450/-
22.06.2010	729308	-do-	Rs. 3,16,900/-
22.06.2010	729307	-do-	Rs. 3,16,900/-
22.06.2010	729306	-do-	Rs. 3,16,900/-
22.06.2010	729317	-do-	Rs. 3,16,900/-
22.06.2010	729316	-do-	Rs. 3,16,900/-
22.06.2010	729315	-do-	Rs. 3,16,900/-
22.06.2010	729314	-do-	Rs. 1,58,450/-
22.06.2010	729313	-do-	Rs. 35,211/-
22.06.2010	729312	-do-	Rs. 35,211/-

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22.06.2010	729311	-do-	Rs. 35,211/-
22.06.2010	729310	-do-	Rs. 35,211/-
22.06.2010	729309	-do-	Rs. 17,600/-
22.06.2010	729320	-do-	Rs. 35,211/-
22.06.2010	729319	-do-	Rs. 35,211/-
22.06.2010	729318	-do-	Rs. 17,606/-
22.06.2010	729323	-do-	Rs. 1,58,450/-
22.06.2010	729322	-do-	Rs. 35,211/-
22.06.2010	729321	-do-	Rs. 35,211/-
22.06.2010	729326	-do-	Rs. 3,16,900/-
22.06.2010	729325	-do-	Rs. 3,16,900/-
22.06.2010	729324	-do-	Rs. 3,16,900/-
	Cash paid to:	Thamina Khatun	Rs. 6,33,800/-
		Total :	Rs. 57,04,200/- =====

(Rupees Fifty Seven Lacs Four Thousand and Two Hundred only).

WITNESSES :

Susil Sen.
Sarifal Anam Malla

- 1 Mahabub Ali Molla
- 2 Anwar Ali Molla alias
Anwar Ali Molla
- 3 Faeid Ali Molla alias
Faid Ali Molla
- 4 Thamina Bibi alias Thamina Khatun
- 5 ২০১৫ ২০১৫ ২০১৫
২০১৫ ২০১৫ ২০১৫
- 6 SK. Rafiq alias SK. Rafiq Alam
- 7 Sk. Sami alias Sk. Sami Alam.
- 8 Su. Maulana alias Su. Maulana Alam
- 9 SK. Tabazzal Alam.
- 10 Feroza Alias Feroza Begum.

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**Additional Registrar of
Assurances -I, Kolkata
24 JUN 2010**

