

1000/10

I-9150/16



पश्चिम बंगाल WEST BENGAL

H 587707

V.C-1055

That the document is admitted
 traced. The signature sheets and
 endorsement sheet attached with this
 document are the part of this document.

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WEST BENGAL
NOTARY PUBLIC

THIS INDENTURE made this 16th day of August Two Thousand Ten **BETWEEN** (1) **NOOR ANGREJ BIBI**, widow of the Late Sk. Asgar Ali, having PAN AZWPB4914B, (2) **SK. AMJAD ALI**, son of the Late Sk. Asgar Ali, having PAN AJPPA7937E, (3) **SK. AHAD ALI**, son of the Late Sk. Asgar Ali, having PAN ASNPA5405C and (4) **SARINA KHATOON**, wife of Sk. Sahabul Ali, having PAN BQGPK9431E, all residing at Muchipara, Beledanga, Post Office - Joth Shibrampur, Police Station- Maheshtala, South 24-Parganas, Kolkata-700 141, 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



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

Endorsement For Deed Number : 1 - 09150 of 2010
(Serial No. 08516 of 2010)

08/2010

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

Presented for registration at 17.59 hrs on : 16/08/2010, at the Private residence by Jagdish Kr Khemka of the Claimants.

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

It is admitted on 16/08/2010 by

1. Anprej Bibi, wife of Sk Asgar Ali, Muchipara, Beledanga,, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Jote Shibrampur Pin :-700141. By Caste Muslim, By Profession : Others

2. Anand Ali, wife of Sk Asgar Ali, Muchipara, Beledanga,, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Jote Shibrampur Pin :-700141, By Caste Muslim, By Profession : Others

3. Anhad Ali, wife of Sk Asgar Ali, Muchipara, Beledanga,, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Jote Shibrampur Pin : 700141, By Caste Muslim, By Profession : Others

4. Anha Khatoon, wife of Sk Sahabul Ali, Muchipara, Beledanga,, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Jote Shibrampur Pin :-700141, By Caste Muslim, By Profession : Others

5. Jagdish Kr Khemka, son of Lt. Omprakash Khemka, 117, New Alipore, F, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053. By Caste Hindu, By Profession : Others

6. Anurag Khemka, son of Jagdish Kr Khemka, 117, New Alipore, F, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin : 700053, By Caste Hindu, By Profession : Others

7. Anup Prakash Dalmia, son of Lt. Dwarka Das Dalmia, 11, Ashoka Road, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027, By Caste Hindu, By Profession : Cultivation

8. Anurag Dalmia, son of Ram Prakash Dalmia, 11, Ashoka Road, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027, By Caste Hindu, By Profession : Others

9. Anurag Sekhsaria, wife of Vinod Sekhsaria, 23 J, Radha Madhab Dutta Garden Lane, Nirmani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700010, By Caste Hindu, By Profession : Others

10. Anurag identified By Sk Nazrul Ansari, son of Hamid Lt. Sk A Hamid, 62/3 S B B Road, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700008, By Caste Hindu, By Profession: Others.

(Sadhan Chandra Das)
 DISTRICT SUB-REGISTRAR-II

09/2010

Declaration of Market Value (WB PUVI rules of 2001)

(Sadhan Chandra Das)
 DISTRICT SUB-REGISTRAR-II

9/2010 18:07:00

Endorsement Page 1 of 2

MOSES & CO
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10/10/2010



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

Endorsement For Deed Number : I - 09150 of 2010
(Serial No. 08516 of 2010)

ified that the market value of this property which is the subject matter of the deed has been
essed at Rs.-6999999/-

ified that the required stamp duty of this document is Rs.- 490020 /- and the Stamp duty paid as:
resive Rs.- 100/-

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

1/09/2010

ificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

missible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
icle number : 23,4 of Indian Stamp Act 1899.

ent of Fees:

Paid in rupees under article : A(1) = 76989/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 08/09/2010

it stamp duty

ific stamp duty Rs. 490000/- is paid, by the Bankers cheque number 051253, Bankers Cheque Date
08/2010, Bank Name State Bank of India, Service Branch, received on 08/09/2010

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

ONE PART AND (1) JAGDISH KUMAR KHEMKA, son of the Late Om Prakash Khemka, having PAN AFOPK1261Q, residing at 117, Block-F, New Alipore, Kolkata-700 053, **(2) SUDARSHAN KHEMKA**, son of Jagdish Kumar Khemka, having PAN ANLPK0806A, residing at 117, Block-F, New Alipore, Kolkata-700 053, **(3) RAM PRAKASH DALMIA**, son of the Late Dwarka Das Dalmia, having PAN ACUPA0205H, residing at 11, Ashoka Road, Kolkata-700 027, **(4) ADITYA DALMIA**, son of Ram Prakash Dalmia, having PAN AGLPD8450A, residing at 11, Ashoka Road, Kolkata-700 027, **(5) SUMAN SEKHSARIA**, wife of Vineet Sekhsaria, having PAN AZZPS4681B, residing at 23J, Radha Madhab Dutta Garden Lane, Neermani Building, Kolkata-700 010, 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. By a Bengali Kobala dated the 8th day of Ashwin, 1360 corresponding to the 25th day of September, 1953 made between one Smt. Ashalata Dassi therein referred to as the Vendor of the One Part and one Asgar Ali Molla therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Behala, in Book No. I, Volume No. 30, Pages 31 to 33, Being No. 2024 for the year 1953, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 35½ decimals be the same a little more or less lying situate at Mouza Parui, J.L. No. 3, R.S. No. 80, Touzi No. 351, Khatian No. 876/877, Dag Nos. 2592 & 2593 (Part), Police Station the then Behala, District the then 24-Parganas, more fully and particularly described in the Schedule thereunder written (hereinafter referred to as the **said First Plot of land**).

B. By another Bengali Kobala dated the 23rd day of Shrabon, 1365 corresponding to the 8th day of August, 1958 made between one Jitendranath Halder, Ashwini Kumar Halder, Subodh Chandra Halder and Smt. Bhoda Bala Halder therein jointly referred to as the Vendors of the One Part and the said Asgar Ali Molla therein referred to as the Purchaser of the Other Part and registered with Sub-Registrar Behala, in Book No. I, Volume No. 36, Pages 256 to 258, Being No. 2867 for the year 1958, the Vendors therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 15 decimals be the same a little more or less lying situate at Mouza Parui, J.L. No. 3, R.S. No. 80, Touzi No. 351, Khatian No. 877, Dag No. 2591, Police Station the then Behala, District the then 24-Parganas, more fully and particularly described in the Schedule thereunder written (hereinafter referred to as the **said Second Plot of land**).

C. Being seized and possessed of All that the said first and second plots of land containing a total area of 50½ decimals be the same a little more or less (hereinafter collectively referred to as the **said entire land**) the said Asgar Ali died on the 1st day of May, 1985 leaving him surviving his only widow Noor Angrez Bibi and three sons namely Sk. Altaf Ali, Sk. Amjad Ali and Sk. Ahad Ali and only daughter Sarina Khatoon who upon his death became jointly entitled to All That the said entire land.

D. The said Noor Angrez Bibi, Sk. Altaf Ali, Sk. Amjad Ali, Sk. Ahad Ali and Sarina Khatoon had mutually and amicably divided and partitioned amongst themselves, inter alia, the said entire land whereby and whereunder the Vendors herein were jointly allotted, to the exclusion of the said Altaf Ali, All That the piece and parcel of land containing an area of 22 cottahs 6 chittaks be the same a little more or less out of the said entire land more fully and particularly described in the **Schedule** hereunder written (herein after referred to as the **said land**).

E. The said partition so effected was duly recorded in a Deed of Partition dated the 10th day of May, 1999 made between the said Noor Angrez Bibi, Sk. Amjad Ali, Sk. Ahad Ali and Sarina Khatoon therein jointly referred to as the parties of the First Part and the said Sk. Altaf Ali therein referred to as the party of the Second Part.

F. The said partition was duly accepted and acted upon by and between the parties and each party was and still is using and occupying the individual divided lot to the exclusion of the other.

G. Since then the said Noor Angrez Bibi, Sk. Amjad Ali, Sk. Ahad Ali and Sarina Khatoon the Vendors herein have been in continuous and uninterrupted possession and enjoyment of the said land.

H. The Vendors have recorded their names in respect of the said land in the records of the B.L.& L.R.O., Behala in the following manner:-

C.S. Khatian No.	R.S./L.R. Khatian No.	R.S./L.R. Dag No.	Total area in Dag (Satak)	Quantity of Share (Satak)	Names
877	2156	2591	15	2	Noor Aungrez Bibi
"	2156	2592	19	2	Noor Aungrez Bibi
"	2156	2593	16	2	Noor Aungrez Bibi
"	464	2591	15	4	Sk. Amjad Ali
"	464	2592	19	5	Sk. Amjad Ali
"	464	2593	16	4	Sk. Amjad Ali
"	517	2591	15	4	Sk. Ahad Ali
"	517	2592	19	5	Sk. Ahad Ali
"	517	2593	16	4	Sk. Ahad Ali
"	5206	2591	15	1	Sarina Khatun

"	5206	2592	19	2	Sarina Khatun
"	5206	2593	16	2	Sarina Khatun
			TOTAL:	37	
				Sataks =	
				1 Bigha	
				2 cottah	
				6	
				chittaks	

I. The said land was subsequently included into the limits of the Maheshtala Municipality and assessed and numbered as Holding Nos. E7-82/391, Biren Roy Road & E7-1/New, Subhayan Park Road.

J. The Vendors also mutated their names in respect of All that the said land in the records of the Maheshtala Municipality.

K. The Vendors herein are now jointly seized and possessed of and/or otherwise well and sufficiently entitled to All That the said land free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature more fully and particularly described in the **Schedule** hereunder written.

L. The Vendors had got a plan duly sanctioned by the Maheshtala Municipality having Building Plan No. III-B/MM/2/520/06/SP dated the 25th day of July, 2006 for construction of residential building on the said land or on the part thereof.

M. The Vendors have agreed to sell and the Purchaser has agreed to purchase All That the said land together with the benefit of the aforesaid sanctioned plan free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts of whatsoever nature at and for the consideration of Rs.70,00,000/- (Rupees Seventy Lacs only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.70,00,000/- (Rupees Seventy Lacs 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 Purchaser All That the piece and parcel of Shali land containing an area of 22 cottahs 6 chittaks be the same a little more or less together with kaccha structure containing an area of 1200 Sq.ft. approximately constructed thereon situate lying at Mouza Parui, C.S. Khatian No.877 comprised in Dag Nos. 2591, 2592 & 2593 (Part), and being Holding Nos. E7-82/391, Biren Roy Road and E7-1/New, Subhayan Park Road, Ward No.14 under the Maheshtala

Municipality, Police Station-Maheshtala, Kolkata-700 141, District South
 24-Parganas, 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**) **TOGETHER WITH** the benefit of the
 sanctioned plan having Building Permit No. III-B/MM/2/520/06/SP
 dated the 26th day of July, 2006 **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 appertaining 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 respective 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 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 Shali land containing an area of 22 cottahs 6 chittaks be the same a little more or less together with karcha structure containing an area of 1200 Sq.ft. approximately constructed thereon situate lying at Mouza Parui, comprising in,

C.S. Khatian No.	R.S./L.R. Khatian No.	R.S./L.R. Dag No.	Quantity of Share
877	2156	2591	2 satak
"	2156	2592	2 satak
"	2156	2593	2 satak
"	464	2591	4 satak
"	464	2592	5 satak
"	464	2593	4 satak
"	517	2591	4 satak
"	517	2592	5 satak
"	517	2593	4 satak
"	5206	2591	1 satak
"	5206	2592	2 satak
"	5206	2593	2 satak
		TOTAL:	37 Sataks

being Holding Nos.E7-82/391, Biren Roy Road and E7-1/New, Subhayan Park Road, Ward No.14 under the Maheshtala Municipality, Police Station - Maheshtala, Kolkata-700 141, District South 24-Parganas and butted and bounded in the manner following:-

- ON THE NORTH** : By house of Gurupada Chakrabarty & Bimal Saha;
- ON THE EAST** : By 16 feet wide municipal road and Saham Deep Villa;
- ON THE SOUTH** : By Biren Roy Road[West];
- ON THE WEST** : By Niharika Apartment and house of Rasid Ali & Esad Ali.

TOGETHER WITH the benefit of the sanctioned plan having Building Permit No. III-B/MM/2/520/06/SP dated the 26th day of July, 2006.

IN WITNESS WHEREOF the Parties 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:

Sk. Sahabul Ali
Municipal Beledarja
Kolkata - 700141


Sanjali Roy
6, old Pan-Ablica St.
Kolkata - 700001.

Sanjali Roy -
126/2 Ho-Chi-Minh-Corner
KOL - 61.

Sk. Anwar Ali
Sk. Anwar Ali
Sarina, Behatam.

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

Sk. Sahabul Ali
Sanjali Roy


(ANWAR KHEEMKA)

S. Sanjay Chandra
Rama Prasad Das
Aditya Das
Suman Sekharia

Drafted by:

A. Mandal
Advocate
c/o Victor Mose & Co.
6, old Post Office St.
KOL-1

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 70,00,000/- (Seventy Lacs only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQUE NO.	BANK/BRANCH	AMOUNT
06.08.2010	073836	AXIS BANK LTD. Dalhousie Square, Ground Floor, Mukti Chambers, 4, Clive Row, Kolkata-700001.	Rs. 2,45,000.00
-do-	073837	-do-	Rs. 4,90,000.00
-do-	073840	-do-	Rs. 1,75,000.00
-do-	073841	-do-	Rs. 4,90,000.00
-do-	073827	-do-	Rs. 1,75,000.00
-do-	073828	-do-	Rs. 2,45,000.00
-do-	073838	-do-	Rs. 4,90,000.00
-do-	073839	-do-	Rs. 4,90,000.00
-do-	073809	-do-	Rs. 2,45,000.00
-do-	073808	-do-	Rs. 1,75,000.00
-do-	073814	-do-	Rs. 4,90,000.00
-do-	073812	-do-	Rs. 4,90,000.00
-do-	073813	-do-	Rs. 4,90,000.00
-do-	073810	-do-	Rs. 2,45,000.00
-do-	073811	-do-	Rs. 4,90,000.00
-do-	073807	-do-	Rs. 1,75,000.00
10.08.2010	724831	The Federal Bank Ltd. Kolkata, C.R. Avenue.	Rs. 4,90,000.00
-do-	724829	-do-	Rs. 1,75,000.00
-do-	724832	-do-	Rs. 2,45,000.00
-do-	724830	-do-	Rs. 4,90,000.00
		TOTAL :	Rs. 70,00,000.00













































(Rupees Seventy Lacs only).

WITNESSES :

Sk. Sahabul Ali
Suzil Pan

Sk. Anwarul Haque
Sk. Anwarul Haque
Sk. Anwarul Haque
Sk. Anwarul Haque

SPECIMEN FORM FOR TEN FINGERPRINTS

	 Little	 Ring	 Middle (left)	 Fore (left)	 Thumb
	 Thumb	 Fore	 Middle (right)	 Ring (right)	 Little
	 Little	 Ring	 Middle (left)	 Fore (left)	 Thumb
	 Thumb	 Fore	 Middle (right)	 Ring (right)	 Little
	 Little	 Ring	 Middle (left)	 Fore (left)	 Thumb
	 Thumb	 Fore	 Middle (right)	 Ring (right)	 Little
	 Little	 Ring	 Middle (left)	 Fore (left)	 Thumb
	 Thumb	 Fore	 Middle (right)	 Ring (right)	 Little

SPECIMEN FORM FOR TEN FINGERPRINTS



06-30-1963 51312



OK from WU AL



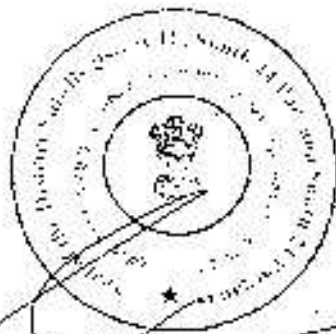
OK from WU



Little	Ring	Middle (left)	Fore Hand	Little
Thumb	Fore	Middle (right)	Fore Hand	Little
Little	Ring	Middle (left)	Fore Hand	Thumb
Thumb	Fore	Middle (right)	Ring Hand	Little
Little	Ring	Middle (left)	Fore Hand	Thumb
Thumb	Fore	Middle (right)	Ring Hand	Little
Little	Ring	Middle (left)	Fore Hand	Thumb
Thumb	Fore	Middle (right)	Ring Hand	Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
Of Volume number 33
Page from 140 to 156
being No 09150 for the year 2010.



(Sadhon Chandra Das) 13 September-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II SOUTH 24-PARGANAS
West Bengal

13-9-10

