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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

VK-2644/11

L 416024

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



Additional Registrar of Assurances-1, Kolkata

17<sup>th</sup> day of November 2011  
 13/11/11  
 24/11/11

**THIS INDENTURE** made this 17<sup>th</sup> day of November Two Thousand Eleven **BETWEEN MANSURALI SEKH**, son of Bhundul Sekh, residing at Uttar Badi Hooghly, Sekh Para Malanchan Mahinagar Polghat, Police Station Sonarpore, District South 24-Parganas, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE**

Handwritten notes and signatures on the left side of the stamp area, including '48' and '17/11/11'.

Handwritten notes and signatures at the bottom left of the page, including '17/11/11' and other illegible scribbles.

ОССУБЭ - ЗЕКУСЕ

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**PART AND (1) INCREDIBLE PROCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AACC17134C, AND **(2) INTENT CONSTRUCTION PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AACC17137B, both represented by their Authorized Signatory namey Samir Das, son of the Late Phani Bhushan Das, residing at 3/91, Sancheta Nagar, Kolkata-700 078, 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 successor or successors-in-interest and assigns) of the **OTHER PART**.

**W H E R E A S :**

A. One Bhundul Sekh was lawfully seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 17 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 comprised in C.S. Dag No.1366 appurtenant to C.S. Khatian No.563 Police Station Sonarpur in the then District of 24-Parganas (hereinafter referred to as **the said land**).

B. By a Hiba Bil Awazanama (Deed of Gift) dated the 8<sup>th</sup> day of November, 1954 made between the said Bhundul Sekh therein referred to as the Donor of the One Part and one Sabiran Bibi therein referred to as the Donee of the Other Part and registered with the Sub-Registrar, Barupur in Book No.1 Volume No.73 Pages 288 to 290 Being No.6674 for the year 1954, the Donor therein in consideration of his natural love and affection towards her wife namely the Donee therein made a free and absolute gift in respect of amongst others All That the said land containing an area of 17 Sataks be the same a little more or less more fully and particularly described in the Schedule thereunder written freely and absolutely.

C. By a Bengali Kobala (Deed of Sale) dated the 26<sup>th</sup> day of July, 1971 made between the said Sabiran Bibi therein referred to as the Vendor of the One Part and one Mansurali Sekh therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar, Sonarpur, in Book No.1 Volume No.30 Pages 246 to 248 Being No.2365 for the year 1971 the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured 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.

D. Thus the Vendor herein became seized and possessed of in respect of All That the piece and parcel of land containing an area of 17 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L.



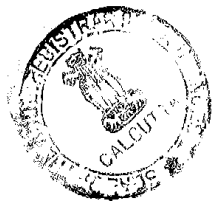
Additional Registrar  
of Assurances, Kolkata  
17 NOV 2019



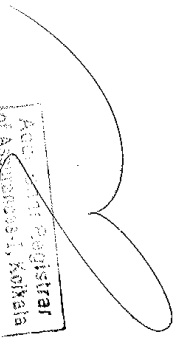
No.80 Revenue Survey No.222 comprised in C.S. Dag No.1366 appurtenant to C.S. Khatian No.563 corresponding to R.S. Dag No.1366 appurtenant to R.S. Khatian No.563 corresponding to L.R. Dag No.1366 appurtenant to L.R. Khatian No.612 within the ambit of Pol Ghat Gram Panchayat Police Station Sonarpur District South 24-Parganas (hereinafter referred to as **the said land**).

E. The Vendor has agreed to sell and the Purchasers have agreed to purchase All That the said land free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration of Rs.20,00,000/- (Rupees Twenty Lacs only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.20,00,000/- (Rupees Twenty Lacs 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 17 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 comprised in C.S. Dag No.1366 appurtenant to C.S. Khatian No.563 corresponding to R.S. Dag No.1366 appurtenant to R.S. Khatian No.563 corresponding to L.R. Dag No.1366 appurtenant to L.R. Khatian No.612 within the ambit of Pol Ghat Gram Panchayat Police Station Sonarpur District South 24-Parganas more fully and particularly described in the **Schedule** hereunder written (hereinafter 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 areas sewers drains ditches ancient and other lights, 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, 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 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 predecessor-in-title done or



REGISTRAR  
OF ASSURANCES  
KOLKATA  
17 NOV 2011



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 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 them 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.

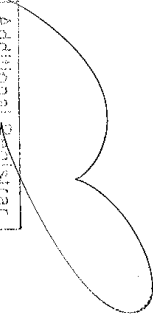
**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** the piece and parcel of land containing an area of 17 Sataks be the same a little more or less classified as "Sali" situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222-comprised in C.S. Dag No.1366 appertaining to C.S. Khatian No.563 corresponding to R.S. Dag No.1366 appertaining to R.S. Khatian No.563 corresponding to L.R. Dag No.1366 appertaining to L.R. Khatian No.612 within the ambit of Pol Ghat Gram Fanchayet Police Station Sonarpur District South 24-Parganas butted and bounded as follows :-

**ON THE NORTH** : By Dag No.1333;  
**ON THE EAST** : By Dag Nos.1368 & 1367;  
**ON THE SOUTH** : By Dag No.1365 and  
**ON THE WEST** : By Dag No.1350.



Additional Registrar  
of Companies, Kolkata  
17 NOV 2013





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

**SIGNED SEALED AND DELIVERED** by the **VENDOR** at Kolkata in the presence of:

Chand Ch Shree  
Rohit Ghatak

Contents read over and explained in Bengali to the Vendor which he admitted as true and correct

Rohit Ghatak

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

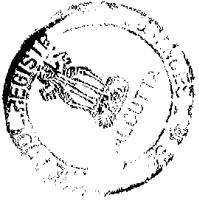
Abanind Ch Shree  
Rohit Ghatak

**INCREDIBLE PROCON PVT. LTD.**

Sanjoy Das  
Director/Authorised Signatory

**INTENT CONSTRUCTION PVT. LTD.**  
Sanjay Das  
Director/Authorised Signatory

Drafted by:  
Sudipal Choudhury  
Advocate  
Nikhil Kumar & Co.  
6, Old Post Office Street  
Kolkata-1.



Additional Registrar  
of Companies-1, Kolkata  
17 NOV 2019

*[Handwritten signature]*

**R E C E I V E D** of and from the within-named Purchaser the within-mentioned sum of Rs.20,00,000/- (Rupees Twenty Lacs only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

By cash Rs. 20,00,000/-  
=====

(RUPEES TWENTY LACS ONLY).

WITNESSES:

1) *Handwritten signature*

1) Colonel A. S. Shinde

Brada Margy (Po. Malanda.)

P.S. Sonapatna.

Wdt - 24 Jyogmas (S)

2) Rehan Shait

Bada Margy

Po. Malanda

P.S. Sonapatna



Registrar  
of Assurances, Kolkata  
17 NOV 2013

*[Handwritten signature]*



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

**Endorsement For Deed Number : I - 10182 of 2011**  
**(Serial No. 08986 of 2011)**

Certified that the required stamp duty of this document is Rs.- 100020/- and the Stamp duty paid as:  
 Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 100020/- is paid 33828218/11/2011 State Bank of India, Specialised Instl Bkg  
 Kolkata, received on 18/11/2011

(Sadhan Chandra Das)  
 ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

**On 24/11/2011**

**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.

**Payment of Fees:**

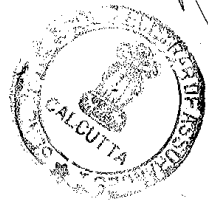
Amount By Cash

Rs. 0/-, on 24/11/2011

**Payment of Fees:**

Exempted ( on 24/11/2011 )

(Sadhan Chandra Das)  
 ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

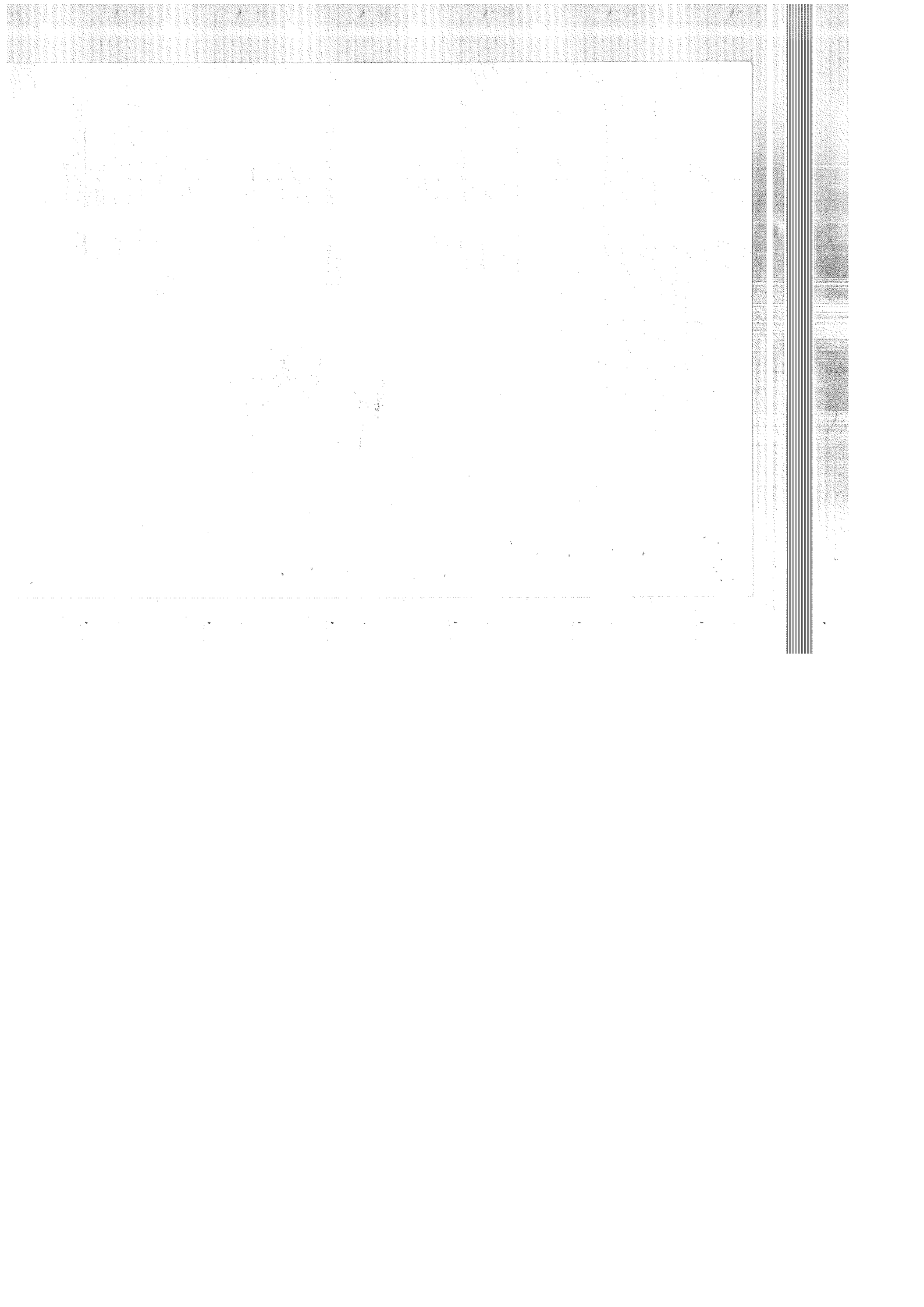


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Additional Registrar  
 of Assurances-I, Kolkata  
 24 NOV 2011

(Sadhan Chandra Das)  
 ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA  
 Endorsement Page 2 of 2

**24/11/2011 17:38:00**





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

**Endorsement For Deed Number : I - 10182 of 2011**  
(Serial No. 08986 of 2011)

**On 17/11/2011**

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

Presented for registration at 14.40 hrs on :17/11/2011, at the Private residence by Samir Das, Claimant.

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

Execution is admitted on 17/11/2011 by

1. Mansur Ali Sekh, son of Bhurndul Sekh , Uttar Bade Hooghly, Sekh Para Malanchan Mahinagar, Polghat, CALCUTTA, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Others

2. Samir Das  
Authorised Signatory, Incredible Procon Pvt. Ltd., 55/1 A, Strand Road, CALCUTTA, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006

Authorised Signatory, Intent Construction Pvt. Ltd., 55/1 A, Strand Road, CALCUTTA, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006  
By Profession : Others

Identified By, Robial Sheikh, son of Mohadali Sheikh, Bade Hooghly, CALCUTTA, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Service.

(Sadhian Chandra Das)  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



**On 18/11/2011**

**Payment of Fees:**

Amount By Cash  
Rs. 0/-, on 18/11/2011  
Amount by Draft

Rs. 22087/- is paid, by the draft number 338283 Draft Date 18/11/2011, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 18/11/2011

( Under Article : A(1) = 219889/- , E = 14/- , J = 55/- , M(a) = 25/- , M(b) = 4/- on 18/11/2011 )

**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.-2000000/-

24 NOV 2011  
24 NOV 2011

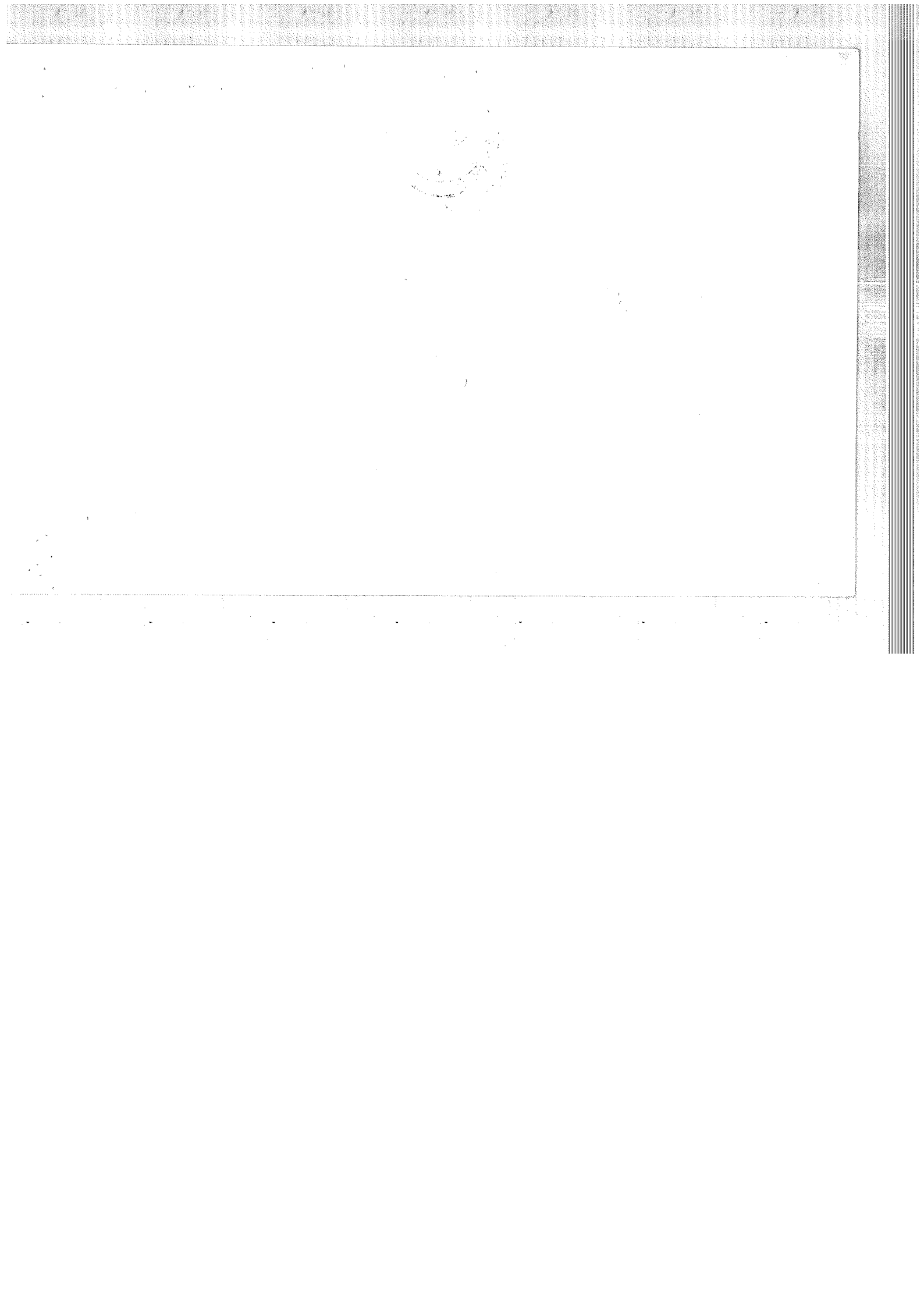
(Sadhian Chandra Das)  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

24/11/2011 17:38:00

Endorsement Page 1 of 2







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DATED THE 17<sup>th</sup> DAY OF NOVEMBER, 2011

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B E T W E E N

MANSURALI SEKH  
.. VENDOR

A N D

INCREDIBLE PROCON PRIVATE  
LIMITED & ANR.  
.. PURCHASERS

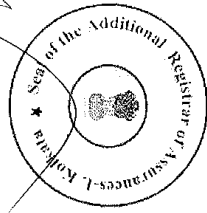
C O N V E Y A N C E

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



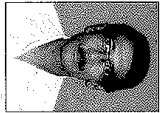

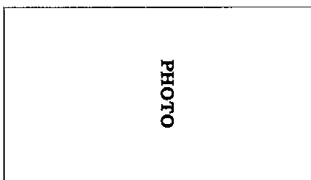
Certificate of Registration under section 60 and Rule 69.

Registered in Book -1  
CD Volume number 22  
Page from 3529 to 3539  
being No 10182 for the year 2011.



(Sudhan Chandra Das) 26 November 2011  
ADDL. REGISTRAR OF ASSURANCE OF KOLKATA  
Office of the ARA-1 KOLKATA  
West Bengal

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO		<p style="font-size: small;">Samin Dad</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">Little</td> <td style="width: 20%; text-align: center;">Ring (Left Hand)</td> <td style="width: 20%; text-align: center;">Middle</td> <td style="width: 20%; text-align: center;">Fore</td> <td style="width: 20%; text-align: center;">Thumb</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> <tr> <td style="text-align: center;">Thumb</td> <td style="text-align: center;">Fore (Right Hand)</td> <td style="text-align: center;">Middle</td> <td style="text-align: center;">Ring</td> <td style="text-align: center;">Little</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> </table>	Little	Ring (Left Hand)	Middle	Fore	Thumb						Thumb	Fore (Right Hand)	Middle	Ring	Little					
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Thumb	Fore (Right Hand)	Middle	Ring	Little																			
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REGISTRAR OF ASSURANCES  
CALCUTTA  
17 NOV 2011