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00717/12



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

v/c-175/12

L 991903

Q 2 1328/12  
 500,000



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

Additional Registrar  
 of Assam, Guwahati  
 30/1/12

**THIS INDENTURE** made this 28<sup>th</sup> day of January Two Thousand Twelve **BETWEEN ALI MOHAMMAD DHALI**, son of the Late Kobbad Ali Dhali, residing at Uttar Badoogly, Shekh Para, Malancha Mahinagar, Polghat, Sonarpur, 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

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11 JAN 2012

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DATA  
Sole M. **ACTORIMUSES & CO**  
Address: **122/1**  
R.S. **122/1**

L.S. VIKAR  
HIGH COURT

Savitri Das.

369

ISOLATE PROCCON PVT. LTD.

Savitri Das.

INDEXER/Authorised Signatory

INDEX BUILDCON PVT. LTD.

Savitri Das.

INDEXER/Authorised Signatory  
INDUCT DEVELOPERS PVT. LTD.

Savitri Das.

INDEXER/Authorised Signatory

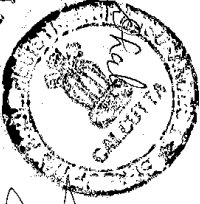
INVEST REACTION PVT. LTD.

Savitri Das.

INDEXER/Authorised Signatory

270

H. N. N. N. N. N.



Savitri Das.  
80 Kabe M. N. Das  
6, 1st Floor, 1st Floor, 1st Floor  
Kolkata - 700001  
(Savitri)

AND JUDICIAL REGISTRAR  
OF ASSAM, DISPUR, KOLKATA  
25 JAN 2012

representatives and assigns) of the **ONE PART AND (H) ISOLATE 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, **(2) INDEX BUILDCON 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, **(3) INDUCT DEVELOPERS 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, **AND (4) INSIST REALCON 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, all represented by their Authorized Signatory namely Samir Das son of the Late Phani Bhushan Das, residing at 3/91, Sucheta 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 Mahendra Nath Ghosh and Bhunnath Ghosh were jointly and 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 34 Sataks be the same a little more or less situate lying at Mouza Badc Hooghly, J.L. No.80 Police Station Sonarpur, comprised in C.S. Khatian No.482 appurtenant to C.S. Dag No.1372 Police Station Sonarpur in the then District of 24-Parganas (hereinafter referred to as the **said entire land**).
- B. The said Mahendra Nath Ghosh who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his three sons namely Kanganal Chandra Ghosh, Dulal Chandra Ghosh and Sanatan Ghosh as his only heirs and legal representatives who upon his death jointly inherited the undivided one half part or share of the **said entire land**.
- C. The said Bhutnath Ghosh who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his only son Gopal Chandra Ghosh as his only heir and legal representative who upon his death solely inherited the remaining undivided one half part or share of the **said entire land**.
- D. By a Bengali Kobala dated the 22<sup>nd</sup> day of April, 1952 made between the said Kanganal Chandra Ghosh, Dulal Chandra Ghosh and Sanatan Ghosh and Gopal Chandra Ghosh therein jointly referred to as the vendors of the one part and one Kated Ali Dhali and Maniruddin Dhali therein jointly referred to as the purchasers of the other part and registered at the office of the Sub-Registered at the office of the Barurpur in Book No.1, Volume No.29, Pages 231 to 233 Being No.2550 for the year 1952 the said Vendors jointly therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured

REGIONAL REGISTRAR  
ASSURANCES-I, KOLKATA  
25 JAN 2012



unto and in favour of the purchasers therein All that the **said entire land** more fully and particularly described in the Schedule thereunder written.

E. By a Bengali Batwanama (Deed of Partition) dated the 5<sup>th</sup> day of August 1967 made between the said Kabad Ali Dhali therein referred to as the Party of the First part the said Mohiuddin Dhali therein referred to as the Party of the Second part and the one Mossamat Brihaspati Bibi therein referred to as the Party of the third part and the same was registered at the office Sub-Registrar Baruipur in Book No.1, Volume No.V, Pages 258 to 279 Being No.7935 for the year 1967 the said Mohiuddin Dhali was allotted amongst others and to the exclusion of others All that the **said entire land** morefully and particularly described in the Schedule "Kha" thereunder written.

F. The said Moniruddin Molla died intestate leaving him surviving his widow Musammat Khatuna Bibi, three daughters namely Mumtaz Bibi, Aharjanu Bibi and Nurjahan Bibi Sardar and his only brother Kobad Ali Dhali as his only heireses, heirs and legal representatives who upon his death jointly inherited the **said entire land** in their respective proportionate shares.

G. The said Kobad Ali Molla died intestate leaving him surviving his two sons namely Ali Mohammad Dhali and Jalal Mohammad Dhali as his only heirs and legal representatives who upon his death jointly inherited his undivided proportionate part or share in the **said entire land**.

H. Thus the Vendor herein became the absolute owner of All that the piece and parcel of land containing an area of 2.5 cottaahs be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 Police Station Sonarpur, comprised in C.S. Khatian No.482, R.S. Khatian No.785 appurtenant to C.S. R.S. and L.R. Dag No.1372 free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions trusts of whatsoever nature (hereinafter referred to as the **said land**)

I. Thereafter the Vendor herein had mutated his name in the office of the block land and land Reforms officer Sonarpur and remained in peaceful possession of the same.

J. 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 morefully and particularly described in Schedule hereunder written at or for a consideration of Rs.5,00,000/- (Rupees Five Lacs only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.5,00,000/- (Rupees Five 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

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
25 JAN 2012



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 undivided part or share of the piece and parcel of land containing an area of 2.5 cottahs 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.1372 appurtenant to C.S. Khatian No.482 corresponding to R.S. Dag No.1372 appurtenant to L.R. Khatian No.144, within the ambit of Pol Ghat Gram Panchayet 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 its respective predecessor-in-title done or 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

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOL. A.  
25 JAN 2012





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.

*At: Mohammad Rafiq*

**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** the undivided part or share of the piece and parcel of land containing an area of 2.5 cottahs be the same a little more or less classified as "Sal" situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 comprised in C.S. Dag No.1372 appurtenant to C.S. Khatian No.482 corresponding to R.S. Dag No.1372 appurtenant to R.S. Khatian No.482 corresponding to L.R. Dag No.1372 appurtenant to L.R. Khatian No.144 within the ambit of Pol Ghat Gram Panchayet, Police Station Sonarpur, District South 24-Parganas butted and bounded as follows :-

**ON THE NORTH** : By Dag No.1327;

**ON THE EAST** : By Dag No.1386;

**ON THE SOUTH** : By Dag No.1370 and

**ON THE WEST** : By Dag No.1369.



ADDITIONAL REGISTRAR  
STATIONERS, KOLKATA  
25 JAN 2012



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

*Ali Mohamed Akhali*

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

*Ashoke Chakraborty*  
122/1R, Monohar Ghosh  
Road, Dumra - 700026

*Susil Ray*

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

*Ashoke Chakraborty*

*Susil Ray*

EMULATE PROCON PVT. LTD.  
*Samin Dasg*  
~~Signature~~ / Authorized Signatory

INDEX BUILDCON PVT. LTD.  
*Samin Dasg*  
~~Signature~~ / Authorized Signatory

INDUCT DEVELOPERS PVT. LTD.  
*Samin Dasg*  
~~Signature~~ / Authorized Signatory

TINSIST REALCON PVT. LTD.  
*Samin Dasg*  
~~Signature~~ / Authorized Signatory

*Drafted by*

*Amrita Ghosh*  
*Amrita*

(REKHA GHOSH)  
High Court, Calcutta

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
25 JAN 2012



**RECEIVED** of and from the within-named Purchasers the within-mentioned sum of Rs.5,00,000/- (Rupees Five Lacs only) being the full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

DATE	CHEQUE/ DRAFT NO.	BANK/BRANCH	AMOUNT
25.01.2012	682060	Indian Overseas Bank, Kalighat Branch	1,25,000/-
25.01.2012	682062	-do-	1,25,000/-
25.01.2012	682063	-do-	1,25,000/-
25.01.2012	682061	-do-	1,25,000/-
<b>TOTAL :</b>			<b>Rs.5,00,000/-</b>

(RUPEES FIVE LACS ONLY).

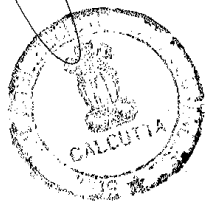
**WITNESSES :**

Ashoke Chakraborty

Sant Day

Ali Mohammad Shali

RESERVE BANK OF INDIA  
OFFICE OF THE SECRETARY  
OF ASSURANCES, KOLKATA  
25 JAN 2012





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

**Endorsement For Deed Number : I - 00717 of 2012**  
(Serial No. 00603 of 2012)

**On**

**Payment of Fees:**

**On 25/01/2012**

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

Presented for registration at 16.50 hrs on 25/01/2012, at the Private residence by Samir Das  
Claimant.

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

Execution is admitted on 25/01/2012 by

1. Ali Mohammad Dhali, son of Lt. Kobbad Ali, Ulter Bادهوogly, Sheikh Para, Malanchia Mahinegar,  
Polghat, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste  
Muslim, By Profession : Others

2. Samir Das  
Authorised Signatory, Isolate Procon Private Limited, 55/1, Strand Road, Kolkata, Thana:-Jorabagan,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006.

Authorised Signatory, Index Buildcon Private Limited, 55/1, Strand Road, Kolkata, Thana:-Jorabagan,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006.

Authorised Signatory, Induct Developers Private Limited, 55/1, Strand Road, Kolkata,  
Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006.

Authorised Signatory, Insist Realcon Private Limited, 55/1, Strand Road, Kolkata, Thana:-Jorabagan,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006  
By Profession : Business

Identified By Sujit Roy, son of Lt. M. M. Roy, 6, O. P. O. Street, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001, By Caste: Hindu, By Profession:  
Service.

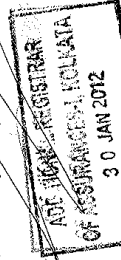
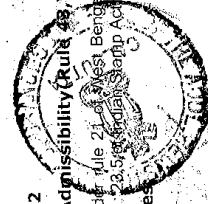
(Sadhhan Chandra Das)  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

**On 30/01/2012**

**Certificate of Admissibility(Rule 29, W.B. Registration Rules 1962)**

Admissible under Rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 'A',  
Article number 23,518 Indian Stamp Act 1899.

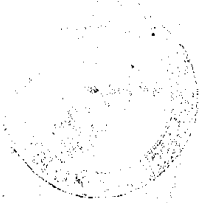
**Payment of Fees**



(Sadhhan Chandra Das)  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Endorsement Page 1 of 2

**30/01/2012 16:07:00**

RECEIVED  
MAY 15 1964  
U.S. AIR FORCE  
HEADQUARTERS  
WASHINGTON, D.C.







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

Endorsement For Deed Number : I - 00717 of 2012  
(Serial No. 00603 of 2012)

Amount By Cash

Rs. 0/-, on 30/01/2012

Amount by Draft

Rs. 5587/- is paid by the draft number 339186, Draft Date 25/01/2012, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 30/01/2012

( Under Article : A(1) = 5489/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 30/01/2012 )

**Certificate of Market Value(WB PUVI rules of 2001)**

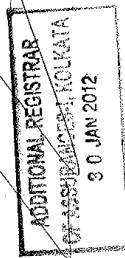
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-500000/-

Certified that the required stamp duty of this document is Rs. - 25020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 25020/- is paid 33918525/01/2012 State Bank of India, Specialised Insti Bkg Kolkata, received on 30/01/2012

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



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

30/01/2012 16:07:00

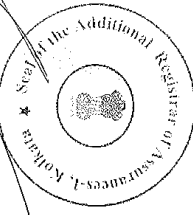
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 5580 to 5591  
Being No 00717 for the year 2012.



(Sadhon Chandr Das, 04 February, 2012  
ADDL. REGISTRAR OF ASSURANCE OF KOLKATA  
Office of the A.R.A.-KOLKATA  
West Bengal

**SPECIMEN FORM FOR TEN FINGER PRINTS**



Samir Daz.



Ali Mohamoud Dkali

PHOTO	Little		Ring (Left Hand)	Middle	Fore	Thumb
	Thumb		Fore (Right Hand)	Middle	Ring	Little
	Little		Ring (Left Hand)	Middle	Fore	Thumb
	Thumb		Fore (Right Hand)	Middle	Ring	Little
	Little		Ring (Left Hand)	Middle	Fore	Thumb
Thumb		Fore (Right Hand)	Middle	Ring	Little	

OFFICE OF THE REGISTRAR  
INSURANCE, CALCUTTA  
28, RAJABAZAR

