

108/112

07509

25

2-7893/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 255135

24/10/11  
 VC 14/10/11  
 8-15

certified that the document is admitted for registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

Notary Public  
 56, Lower Range, Police Station Karaya,  
 Kolkata-700 019

**THIS INDENTURE** made this 24<sup>th</sup> day of October Two Thousand Eleven **BETWEEN SHAHZAAD KHAN**, son of Junad Khan, residing at 56, Lower Range, Police Station Karaya, Kolkata-700 019, represented by its Constituted Attorney **MR. KHALID KHAN**, son of Late Saheed Khan, residing at 56, Lower Range, Police Station Karaya, Kolkata-700 019, 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

Handwritten calculations:  
 250.00  
 100.00  
 -----  
 350.00  
 24.10.11  
 24.10.11

22 SEP 2011

*Samin Das*



*2769*

**VICTOR MOSES & CO**  
 Solicitors & Advocates  
 6, Old Post Office Bldg,  
 Kolkata - 700011

NAME.....  
 ADD.....  
 Re.....

22 SEP 2011  
 S. CHATTERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 293, K. S. Roy Road, Viji

139567

**IDENTICAL BUILDERS PVT. LTD.**

*Samin Das*

Director/Authorised Signatory

**EMINENT DEVCON PVT. LTD.**

*Samin Das*

Director/Authorised Signatory

**IMMORTAL BUILDERS PVT. LTD.**

*Samin Das*

Director/Authorised Signatory

**WISE DEVELOPERS PVT. LTD.**

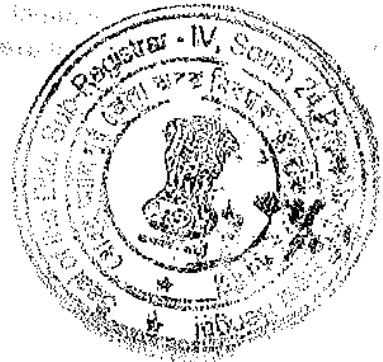
*Samin Das*

Director Authorised Signatory

**ELFIN BUILDCON PVT. LTD.**

*Samin Das*

Director/Authorised Signatory



*[Signature]*

Sub-Registrar,  
 West Bengal, Kolkata,  
 Registrar U/27 (N) of  
 Registration Act 1956  
 24 OCT 2011



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

**Endorsement For Deed Number : I - 07893 of 2011**  
**(Serial No. 07509 of 2011)**

**On**

**Payment of Fees:**

**On 24/10/2011**

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

- Presented for registration at 18.15 hrs on :24/10/2011, at the Private residence by Samir Das ,Claimant.

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

Execution is admitted on 24/10/2011 by

1. Samir Das

Director/authorised Signatory, Identical Builders Pvt Ltd, 122/1r Satyendra Nath Majumder Sarani, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .

Director/authorised Signatory, Eminent Devcon Pvt Ltd, 122/1r Satyendra Nath Majumder Sarani, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .

Director/authorised Signatory, Immortal Builders Pvt Ltd, 122/1r Satyendra Nath Majumder Sarani, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .

Director/authorised Signatory, Wise Developers Pvt Ltd, 122/1r Satyendra Nath Majumder Sarani, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .

Director/authorised Signatory, Elfin Buildcon Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .

Director/authorised Signatory, Impiety Devcon Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .

Director/authorised Signatory, Invention Developers Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .

Director/authorised Signatory, Wily Developers Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .

Director/authorised Signatory, Immence Developers Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .

By Profession -----  
Identified by -----  
Mattool Khan, son of Lt Md Ayub Khan, 35 Lower Range, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste: Muslim, By Profession: Service.



( Dulal Chandra Saha )  
**DISTRICT SUB-REGISTRAR-IV**  
**EndorsementPage 1 of 3**



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

**Endorsement For Deed Number : I - 07893 of 2011**  
**(Serial No. 07509 of 2011)**

**Executed by Attorney**

Execution by

1. Khalid Khan, son of Lt. Saheed Khan , 56 Lower Range, , , Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 By Caste Muslim By Profession: ----,as the constituted attorney of Shahzaad Khan is admitted by him.

Identified By Md Mattool Khan, son of Lt Md Ayub Khan, 35 Lower Range, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste: Muslim, By Profession: Service.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

**On 25/10/2011**

**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.-2500000/-

Certified that the required stamp duty of this document is Rs.- 125010 /- and the Stamp duty paid as: Impressive Rs.- 100/-

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

**On 31/10/2011**

**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 : 23,4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 0/-, on 31/10/2011

Amount by Draft

Rs. 27528/- is paid , by the draft number 338030, Draft Date 25/10/2011, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 31/10/2011

( Under Article: A(1) = 27489/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 31/10/2011 )

**Deficit stamp duty**



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

EndorsementPage 2 of 3



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

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**Endorsement For Deed Number : I - 07893 of 2011**  
**(Serial No. 07509 of 2011)**

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Deficit stamp duty Rs. 125010/- is paid, by the draft number 338029, Draft Date 25/10/2011, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 31/10/2011

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



( Dulal Chandra Saha )  
**DISTRICT SUB-REGISTRAR-IV**  
Endorsement Page 3 of 3

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 26  
Page from 2515 to 2528  
being No 07893 for the year 2011.



(Dulal Chandra Saha) 01-November-2011  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal

and assigns) of the **ONE PART AND (1) IDENTICAL BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station Tollygunge, Kolkata-700 026, having PAN AACCI6880P, **(2) EMINENT DEVCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station Tollygunge, Kolkata-700 026, having PAN AACCE7932N, **(3) IMMORTAL BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station Tollygunge, Kolkata-700 026, having PAN AACCI6881N, **(4) WISE DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station Tollygunge, Kolkata-700 026, having PAN AACBW1303Q, **(5) ELFIN 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, having PAN AACCE8207E, **(6) IMPIETY DEVCON 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 AACCI7136A, **(7) INVENTION 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, having PAN AACCI7133F, **(8) WILY 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, having PAN AACCI7133F, **(9) IMMENCE DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Kasba, 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**.

**WHEREAS :**

- A. One Jahar Lal Ghosh 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 21 Sarsaks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 comprised in R.S. Dag No.1385/1712 appertaining to R.S. Khatian No.788 Police Station Sonarpur in the then District of 24-Parganas (hereinafter referred to as **the said entire land**)
- B. By a Deed of Conveyance dated the 12<sup>th</sup> day of August, 1996 made between the said Jahar Lal Ghosh therein referred to as the Vendor of the One Part and one Shahaad Khan therein referred to as the Purchaser of the Other Part and registered with the Additional District

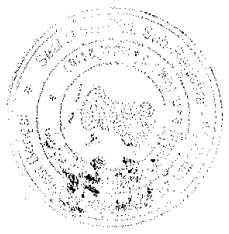
*retained value as  
considered always  
of Shahaad Khan*

*Md. Hafeez Khan  
S/Ol Md. Hafeez Khan  
35, Laxman Range Rd-19  
Barrack*



2770

24 OCT 2011



IMMENCE DEVELOPERS PVT. LTD.  
Director/Authorised Signatory  
*Samin Das*

WILY DEVELOPERS PVT. LTD.  
Director/Authorised Signatory  
*Samin Das*

INVENTION DEVELOPERS PVT. LTD.  
Director/Authorised Signatory  
*Samin Das*

EMPIETY DEVCON PVT. LTD.  
Director/Authorised Signatory  
*Samin Das*

to the said land or any part thereof belonging to or anywise appurtenant or usually held, occupied 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 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 21 Sataks be the same a little more or less classified as "Bagan" situate lying at Mouza Bade Hooghly J.L. No.80 comprised in R.S. Dag No.1385/1712 appurtenant to R.S. Khatian No.788 corresponding to L.R. Dag No.1385/1712 appurtenant to L.R. Khatian No.401 within the

Sub-Registrar Sonarpur in Book No.I Volume No.55 Pages 84 to 90 Being No.5534 for the year 1996, the said Vendor for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser All That the said entire land containing an area of 21 Sataks be the same a little more or less, more fully and particularly described in the Schedule thereunder written.

C. That the Vendor herein became seized and possessed of in respect of All That the piece and parcel of land containing an area of 21 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 comprised in R.S. Dag No.1385/1712 appurtenant to R.S. Khatian No.788 corresponding to L.R. Dag No.1385/1712 appurtenant to L.R. Khatian No.401 within the ambit of Pol Ghat Gram. Panchayet Police Station Sonarpur District South 24-Parganas (hereinafter referred to as **the said land**).

D. By a Power of Attorney dated 26<sup>th</sup> day of September, 2009 registered with the Additional Registrar of Assurances-II, Kolkata recorded in Book No.IV, C.D. Volume No.8, Pages 4085 to 4098, Being No.6135 for the year 2009, the Vendor herein appointed Mr. Khalid Khan as his true and lawful attorney to act do and perform the certain acts deeds and things therein mentioned in respect of 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, dispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration of Rs.25,00,000/- (Rupees Twenty Five Lacs only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.25,00,000/- (Rupees Twenty 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 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 21 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 comprised in R.S. Dag No.1385/1712 appurtenant to R.S. Khatian No.788 corresponding to L.R. Dag No.1385/1712 appurtenant to L.R. Khatian No.401 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 and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as **the said land**) **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



**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs.25,00,000/- (Rupees Twenty Five Lacs only) being the full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

DATE	CHEQUE/ DRAFT NO.	BANK/BRANCH	AMOUNT
22.10.2011	959306	Indian Overseas Bank, Kalighat Branch	275,000/-
22.10.2011	958456	-do-	275,000/-
22.10.2011	959260	-do-	275,000/-
22.10.2011	959056	-do-	275,000/-
22.10.2011	960307	-do-	280,000/-
22.10.2011	960256	-do-	280,000/-
22.10.2011	960157	-do-	280,000/-
22.10.2011	960056	-do-	280,000/-
22.10.2011	960006	-do-	280,000/-
		<b>TOTAL :</b>	<b>Rs.25,00,000/-</b>

(Rupees Twenty Five Lacs only).

**WITNESSES :**

- Goulām Mukherjee
- Prasanta Bhowmik

*Witnesses as constituted attorney of Shobhagad (Cham).*

ambit of Pol Chat Gram Panchayet Police Station Sonarpur District South 24-Parganas butted and bounded as follows :-

**ON THE NORTH** : By Dag No.1385(P);

**ON THE EAST** : By Dag No.1424;

**ON THE SOUTH** : By Dag No.1435/1718 and

**ON THE WEST** : By Dag No.1385(P).

**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 :

- Goulām Mukherjee
- Prasanta Bhowmik

*Witnesses as constituted attorney of Shobhagad (Cham).*

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

- Goulām Mukherjee  
Sahana, Ghosh Road  
Kolkata-700133
- Prasanta Bhowmik  
121/0 D.R.G.S Bose  
Road, Kolkata-39.

IDENTICAL BUILDERS PVT. LTD.

Director/Authorised Signatory

Director/Authorised Signatory

EMINENT DEVCON PVT. LTD.

Director/Authorised Signatory

Director/Authorised Signatory

IMMORTAL BUILDERS PVT. LTD.

Director/Authorised Signatory

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WISE DEVELOPERS PVT. LTD.

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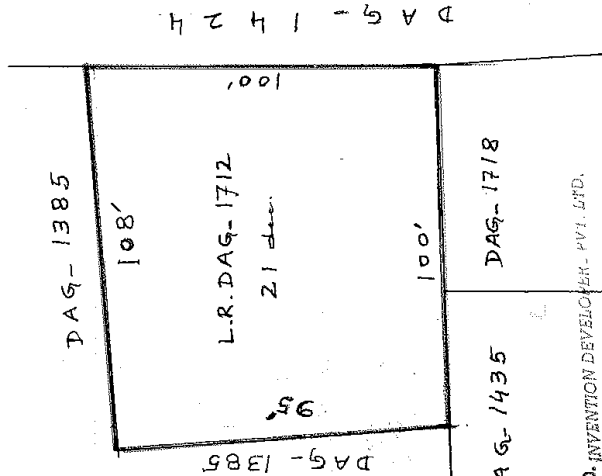
Drafted by me.

*Chandra Kumar*  
Hastate

(REKHA GHOSH)

High Court, Calcutta.

MOUZA - BADEHUGLI, J.L. NO. 80  
P-S - SONARPUR, DIST. 24 PG 5 (S)  
L.R. DAG NO - 1385/1712  
AREA - 21 dec.  
COLOUR - RED BORDER  
SCALE 1" = 33'



4 2 4 1 - 5 4 A

IDENTICAL BUILDERS PVT. LTD. INVENTION DEVELOPERS PVT. LTD.

*Samin Datta*  
Director/Authorised Signatory

EMINENT DEVCON PVT. LTD

*Samin Datta*  
Director/Authorised Signatory

IMMORTAL BUILDERS PVT. LTD.

*Samin Datta*  
Director/Authorised Signatory

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Director/Authorised Signatory

ELFIN BUILDCON PVT. LTD.

*Samin Datta*  
Director/Authorised Signatory

IMPIETY DEVCON PVT. LTD.

*Samin Datta*  
Director/Authorised Signatory

WILY DEVELOPERS PVT. LTD. Mon. Manick Mondal

*Samin Datta*  
Director/Authorised Signatory

10.10.2011  
SURVEYOR+PLANNER  
L.R. SURVEY CENTRE  
Subudipur Middle Road  
Barapur, Kolkata-700144  
L. No. 25/Surveyor/B.M.12007

*Samin Datta*  
Director/Authorised Signatory

*1 Chaitan Chatterjee as  
Consolidated attorney of  
Shubzard Chatterjee.*

