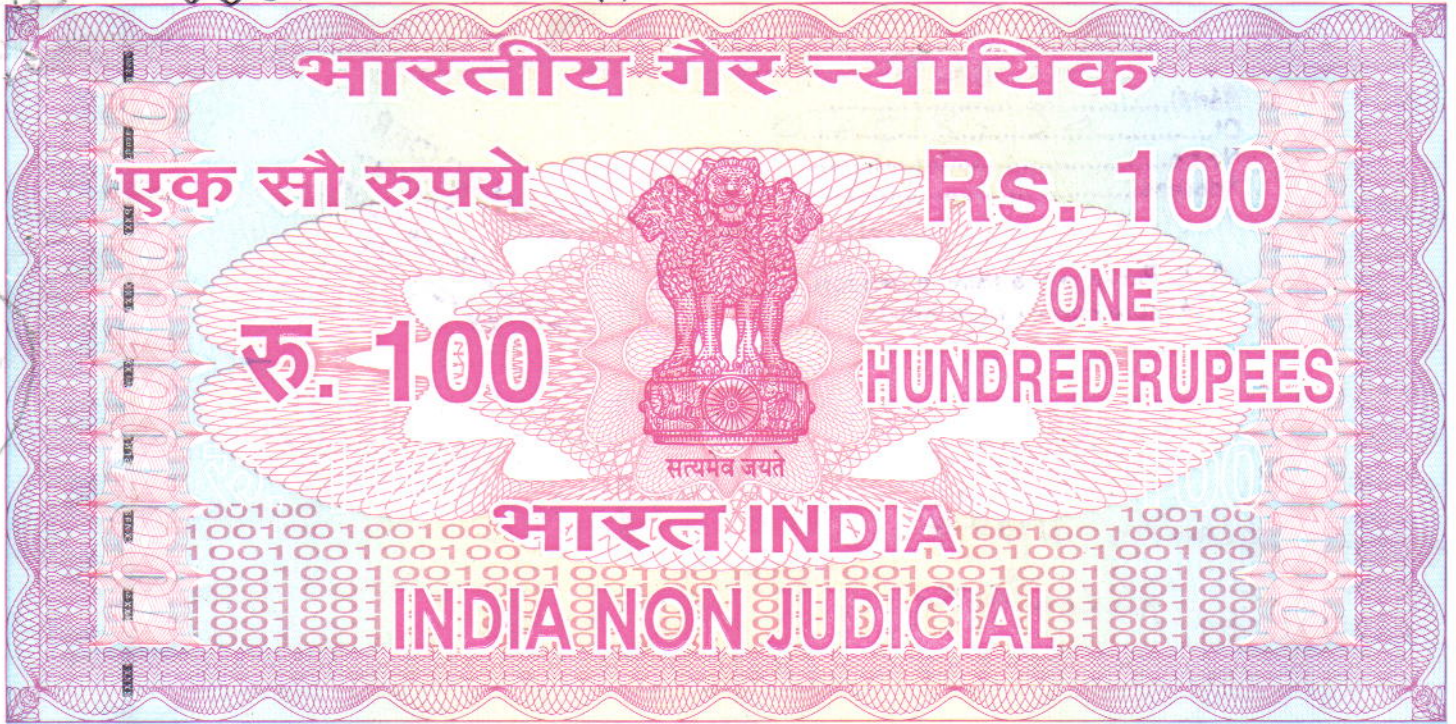


06638

7/4386/2910

File No. 7

490



2

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the documents is admitted to registration. The signature sheets and the endorsement sheets attached this document are part of this documents.

H 053131

J(1) 250.00
 J(2) 100.00
 Total 350.00

2/12386/10
 1498/10
 531

24/9/10
 West Bengal Registration
 Registrar W/S7 (2)
 Registration Act 1908
 West Bengal

certified on 23/9/10
 24/9/10

THIS INDENTURE made this 23rd day of September Two Thousand Ten

West Bengal Registration
 Registrar W/S7 (2)
 Registration Act 1908
 West Bengal
 24 SEP 2010

860
Serial.....
Dt..... 23.8.2010
Name.....
Address.....


A. K. Purkayastha (Stamp Vendor)
Alipore Police Court, Kol-27

S. C. MAJUMDER
Advocate
Alipore Police Court
Kolkata - 27

Alias Ratanam Molla
② Alias Ratanam

109



2092 ✓

Alias Ratanam Molla.
② Alias Ratanam
as Constituted Ally of
Ashok Das



OK

Tahir Hossain Molla,
S/O Late Alauddin Molla,
Vill - Manikpur,
P.O - Haridhari,
P.S - Sonarpur,
24 P.S.S.
Bazim

Sub Registrar,
Registrar W/SY (2) of
Registration Act 1908
South 24 Parganas
23 SEP 2010



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

Endorsement For Deed Number : I - 07386 of 2010
(Serial No. 06638 of 2010)

On 23/09/2010

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

Presented for registration at 17.35 hrs on :23/09/2010, at the Private residence by Atiar Rahaman Molla Alias Atiar Rahaman,Executant.

Executed by Attorney

Execution by

1. Atiar Rahaman Molla alias Atiar Rahaman, son of Lt. Golam Nabi Molla , Faridpur, , , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Muslim By Profession: Business,as the constituted attorney of Ashok Das is admitted by him.

Identified By Tahir Hossain Molla, son of Lt. Alauddin Molla, Manikpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Business.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 24/09/2010

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 4554/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 24/09/2010

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.-415000/-

Certified that the required stamp duty of this document is Rs.- 24910 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 24910/- is paid, by the draft number 299275, Draft Date 20/09/2010, Bank Name State Bank of India, GOKHALE ROAD, received on 24/09/2010

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



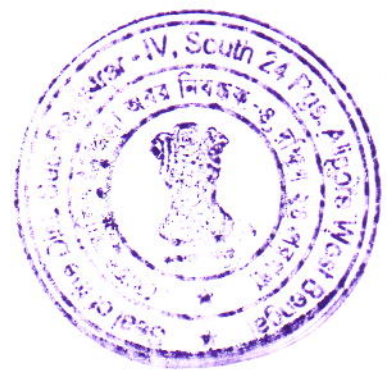
(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 1

BETWEEN ASHOK DAS son of Late Nitai Lal Das, by faith Hindu, by occupation business and residing at Viillage- Manikpur, P.O-Harinavi, P.S-Sonarpur, District-South 24 Parganas hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators legal representatives and assigns) represented by his Constituted Attorney namely **Atiar Rahaman Molla alias Atiar Rahaman**, son of Late Golam Nabi Molla by faith Muslim by occupation Business residing at Village FaridPur, P.S Sonarpur, District South 24 Parganas of the **ONE PART AND MANISHA AGARWAL** wife of Pawan Kumar Agarwal residing at 135G, S.P Mukherjee Road, Kolkata-26, P.S-Tollygunge, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators legal representatives and assigns) of the **OTHER PART:**

WHEREAS :-

A. One Bhupati Charan Sardar alias Bhupati Kumar Sardar was absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the piece and parcel of land containing an area of 14 decimal be the same a little more or less out of total 31 decimal of land comprised in RS/LR Dag No.490 situate lying at Mouza Manikpur J.L. No. 77, P.S. Sonarpur, R.S. No 226, LR Khatian No.535 in the District of South 24-Parganas.

B. By a Bengali Kobala dated 28th day of September, 2005 made between the said Bhupati Charan Sardar alias Bhupati Kumar Sardar therein referred to as the Vendor of the First Part and one Ashok Das therein referred to as the Purchaser of the Other Part and registered at the office of the ADSR SonarPur, South 24 Pargans in Book No.I, Volume No.132, Pages 397 to 402, Being No.6929 for the year 2005 the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the purchaser therein all that the divided and demarcated piece and parcel of land containing an area of 4.28 decimal equivalent to 2 Cottah 9 Chittaks and 23 sq ft be the same a little more or less out of the aforesaid plot of land situate lying at Mouza Manikpur J.L. No. 77, P.S. Sonarpur, R.S. No 226, LR Dag No.490 under LR Khatian No.535 in the District of South 24-Parganas more fully and particularly mentioned in the Schedule hereunder written (hereinafter referred to as the **Said Land**) absolutely and forever .



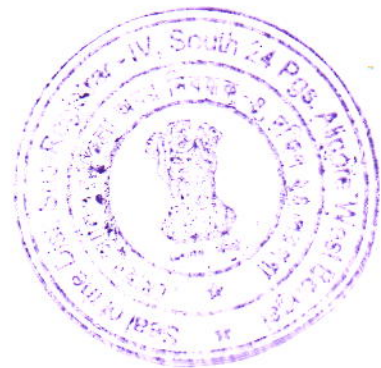
✓
Assistant Sub Registrar-
i.e. Registrar U/SY (2) of
Registration Act 1908
South 24 Parganas
23 SEP 2010

C. Thus the said Vendor herein became the absolute owner of the said land free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions trusts of what so ever nature .

D.The vendor herein has, by a registered General Power of Attorney registered in the Office of ADSR Sonarpur and recorded in Book No.IV, Volume No.03, Pages 1870 to 1878 vide Deed No.1450, Dated 16.08.10 appointed Atiar Rahaman Molla alias Atiar Rahaman, son of Late Golam Nabi Molla by faith Muslim by occupation Business residing at Village FaridPur, P.S Sonarpur, District South 24 Parganas as his constituted attorney to perform all acts and deeds in respect of the Said Land for and on his behalf.

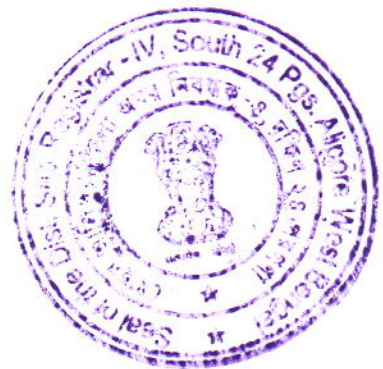
E. The Vendor has agreed to sell and the Purchaser has agreed to Purchase the said land free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration of **Rs.4,15,000/- (Rupees Four Lac Fifteen Thousand only)**.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs.4,15,000/- (Rupees Four Lac Fifteen Thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser 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 Purchaser and the said land) the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser, All That the divided and demarcated piece and parcel of land containing an area 4.28 decimal equivalent to 2 Cottah 9 Chittaks and 23 sq ft situate lying at Mouza Manikpur J.L. No. 77, P.S. Sonarpur, R.S. No 226, LR Dag No.490 in the District of South 24-Parganas more fully and particularly described in the Schedule hereunder written and the entire Dag has been shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon **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 appertaining or usually held, occupied or



[Handwritten signature]
Sub Registrar
Registrar W/S (R) of
Registration ACT 1956
South 24 Parganas
23 SEP 2010

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 it 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 Vendor doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or his respective predecessors-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 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for it **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 it the Vendor 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.



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Registrar and Registrar-
i.e. Registrar IV/S7 (2)
Registration ACT 1908
Alipore, South 24 Parganas
23 SEP 2010

THE SCHEDULE ABOVE REFERRED TO :

All That the divided and demarcated piece and parcel of land containing an area of 4.28 decimal equivalent to 2 Cottah 9 Chittaks and 23 sq ft be the same a little more or less out of total 31 decimal of land together with a dwelling house admeasuring 270 sqft. more or less standing thereon comprised in L.R Dag No. 490 under L.R Khatian No.535 situate lying at Mouza Manikpur J.L. No. 77, P.S. Sonarpur, R.S. No 226 under Rajpur-Sonarpur Municipality in the District of South 24-Parganas together with a passage and the said divided and demarcated area has been shown and delineated in the map or plan annexed hereto and bordered in colour **RED** thereon

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand and seal the day month and year first above written.

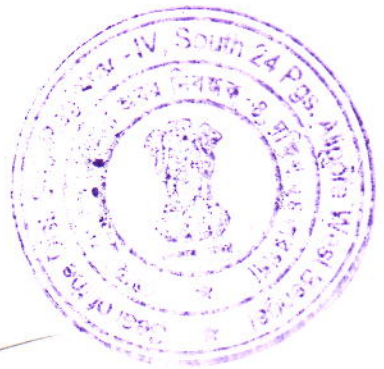
SIGNED SEALED AND
DELIVERED by the **VENDOR** at
Kolkata in the presence of :

Tahir Hossain Molla.

vill - MANIKPUR,
P.O. HALDIPARA
P.S. SONARPUR
29/12/82

Arjun Singhania
(ARON SINGHANIA)
36/1A, Eugenie Road
Calcutta 20

Atias Ratanan Mella @ Atias Palan
as Constituted Attorney of
ASORE DRAJ



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**Sub Registrar-
Registrar W/S7 (2) of
Registration ACT 1956
South 24 Parganas
23 SEP 2010**

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.4,15,000/- (Rupees Four Lac Fifteen Thousand only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Mode of payment</u>	<u>Amount</u>
	Cash	Rs.4,15,000/-

((Rupees Four Lac Fifteen Thousand only))

*Atiar Rahman Molla @ Atiar Rahman
as Constituted Attorney
of Ashok Das*

WITNESSES :

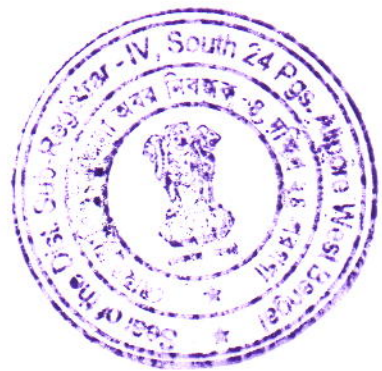
Tahir Hossain Molla,

*Ano Singh (Arun Singhania)
36/1A, Eugin Road
Cal-20*

*Prepared and drafted
by me*

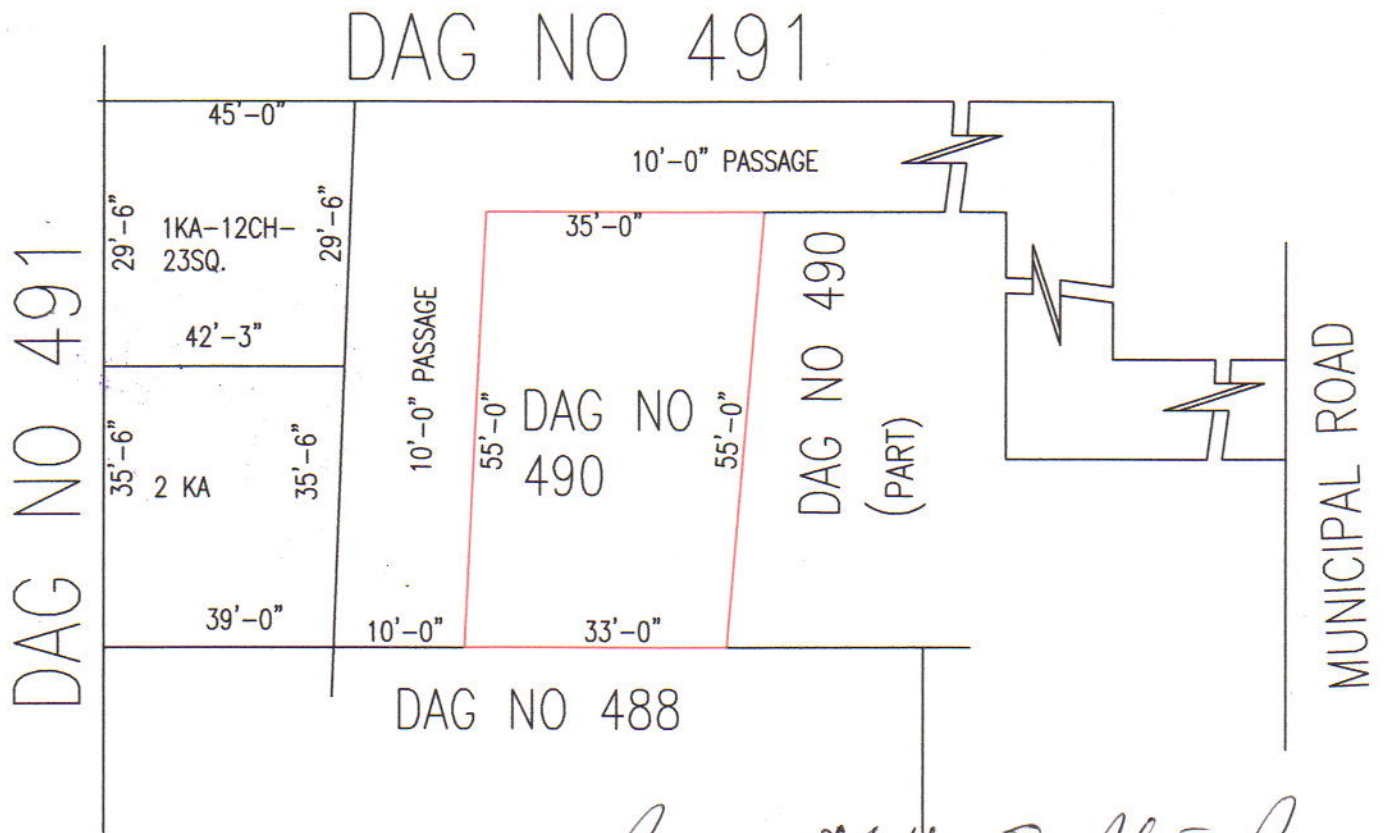
*Labany @
Sane
Att.*

*Alipore Police Court
Kolkata - 27.*



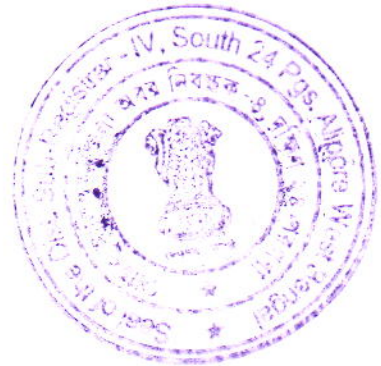
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Senior Sub Registrar,
Registrar U/S 7 (2) of
Registration Act 1908
South 24 Parganas
23 SEP 2010

SITE PLAN OF PORTION OF LAND
IN RS DAG NO-490
MOUZA MANIKPUR, J.L. NO.-77
P.S. SONARPUR, DIST-24 PGS(S)



Aliar Rahaman Molla @ Aliar Rahaman
as Constituted Attorney
of Ashok Durr

AREA MARKED BY RED BORDER



[Handwritten signature]
Senior Sub Registrar -
1st Registrar U/S 7 (2) of
Registration ACT 1908
Alipore, South 24 Parganas
23 SEP 2010