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25.04.17 NISAINI

159

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भारतीय नैऋत्यिक INDIA NON JUDICIAL



एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

RS.1000

পশ্চিমবঙ্গ পঞ্জিম বাংলা WEST BENGAL

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C 060251



Certified that the document is a genuine and  
 registration. The signature appears and  
 the endorsement sheet attached with this  
 document are the part of the document.

Registrar, Alipore  
 Alipore, South 24-Parganas

DEED OF CONVEYANCE

THIS INDE / TURE is made this 31<sup>st</sup> day of March 2009

BETWEEN



5699 31/01/2019

Subhankar

Director

*(Signature)*

47 Parkside Mani Ave

000129

000129

Company Part D  
Particulars of Shares

*(Signature)*

955

FOR DEVALOKE DEVELOPERS LTD.

Director



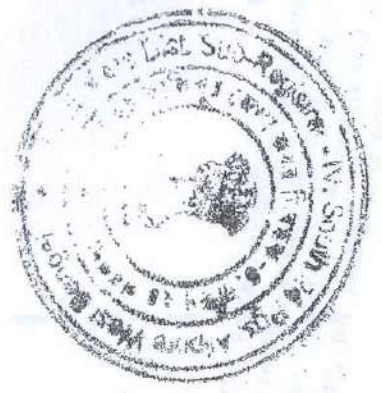
956

Hari Pada Das



957

Pankaj Das



Newton Room:

510 Lake F. K. Room

25/E, MTR, San Jose

PCF-760040

Suresh

District Sub-Registrar  
Alipore South 24-Range

Government Of West Bengal  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
ALIPORE  
Endorsement For deed Number :1-01355 of :2009  
(Serial No. 01404, 2009)

On 01/04/2009

**Certificate of Market Value(WB PUVI rules 1999)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 421992/-  
Certified that the required stamp duty of this document is Rs 25330/- and the Stamp duty paid as: Impressive Rs- 1000

**Presentation(Under Section 52 & Rule 22A(3) 46(1))**

Presented for registration at 19.00 hrs on :01/04/2009, at the Private residence by Sukanta Kundu, Claimant.

**Admission of Execution(Under Section 58)**

Execution is admitted on 01/04/2009 by

1. Sri Haripada Das, son of Lt Motilal Das ,77 ,lake Gardens,laskarpara Sonarpur,24 Pgs(s) , Thana Sonarpur, By caste Hindu,by Profession :Others
2. Sri Palash Das, son of Lt Motilal Das ,77,lake Gardens,laskarpara Sonarpur,24 Pgs(s) , Thana Sonarpur, By caste Hindu,by Profession :Others
3. Sri Sukanta Kundu,Director,Devaloke Developers Ltd,47,garia Main Rd,kolkata,Pin-700084, profession :Service Identified By Sri N Basu, son of Lt P.K. Basu 25/6,m,n.lane, Kolkatta 700040 Thana: , by caste Hindu,By Profession :Student.

Name of the Registering officer : **Sukumar Biswas**  
Designation : **DISTRICT SUB-REGISTRAR-IV**

**On 02/04/2009**

**Certificate of Admissibility(Rule 43)**

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. 10.00/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 4631/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on:02/04/2009

**Deficit stamp duty**



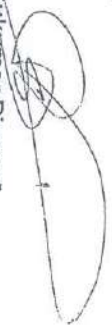
[Sukumar Biswas]  
DISTRICT SUB-REGISTRAR-IV  
OFFICE OF THE DISTRICT SUB-REGISTRAR-IV OF SOUTH 24-  
PARGANAS  
Govt. of West Bengal



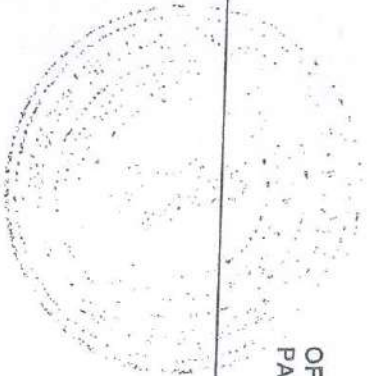
Government Of West Bengal  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
ALIPORE  
Endorsement For deed Number :1-01355 of :2009  
(Serial No. 01404, 2009)

Deficit stamp duty Rs 24340/- is paid, by the draft number 310021, Draft Date 31/03/2009 Bank Name State Bank Of  
India, Mahamayatala, received on :02/04/2009.

Name of the Registering officer : Sukumar Biswas  
Designation : DISTRICT SUB-REGISTRAR-IV



[Sukumar Biswas]  
DISTRICT SUB-REGISTRAR-IV  
OFFICE OF THE DISTRICT SUB-REGISTRAR-IV OF SOUTH 24-  
PARGANAS  
Govt. of West Bengal



THIS INDENTURE made this 31<sup>st</sup> day of March, Two Thousand Nine BETWEEN HARIPADA DAS AND PALASH DAS both sons of Late Motilal Das, both residing at No. 77 Lake Gardens, Laskarpara, P.S. Sonarpur, District South, 24 Parganas 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 ONE PART AND DEVALOKE DEVELOPERS LIMITED, a company duly incorporated under the Companies Act, 1956 having its registered office at No. 47, Garia Main Road, Kolkata - 700 084 represented by its Director, Sukanta Kundu, son of Sankar Kundu, working for gain at 47, Garia Main Road, Mahamayatala, Kolkata 700084, 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 its successor or successors-in-interest and assigns) of the OTHER PART :

WHEREAS :

- A. Arif Mondal and Amber Ali Mondal were the absolute joint owners of All That the piece and parcel of agricultural land measuring 50 sataks be the same a little more or less in R.S. Dag No. 17 under Khatian No. 97 situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas (hereinafter referred to as the entire land).
- B. The said Arif Mondal became the absolute owner of the entire land by virtue of mutual oral partition made between himself and the said Amber Ali Mondal.
- C. The said Arif Mondal who was a Muslim governed by the Mohamedan School of Law died intestate sometimes in the year 1945 leaving him surviving his two sons, Amanat Ali Mondal and Arjed Ali Mondal as his only heirs and legal representatives who jointly inherited the entire land in equal shares.

RESTATEMENT OF ACCOUNTS OF THE DISTRICT SUB-REGISTRAR, ALIPORE, SOUTH 24-PARGANAS, WEST BENGAL, IN CONNECTION WITH THE...



District Sub-Registrar, Alipore, South 24-Parganas

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...

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D. The said Amanat Ali Mondal who was a Muslim governed by the Mohamedan School of Law died intestate sometimes in the year 1949 leaving him surviving his widow, Yearjan Bibi, his daughter, Marjina Bibi alias Khatur and his brother Arjed Ali Mondal as his only heirs and legal representatives who jointly inherited his undivided share in the entire land.

E. The said Yearjan Bibi who was a Muslim widow, governed by the Mohamedan School of Law died intestate sometimes in the year 1955 leaving her surviving her daughter, Marjina Bibi alias Khatur as her only heiress and legal representatives who inherited her undivided share in the entire land.

F. The said Arjed Ali Mondal filed a Title Suit being T.S. No. 226 Of 1985 (Arjed Ali Mondal versus Hayatunessa Bibi and Anr.) in the Court of the Learned Second Munsiff, at Barupur for determination of his share in the entire land.

G. By a decree dated 27<sup>th</sup> November 1987 passed by the Learned Second Munsiff, at Barupur in the Title Suit No 226 of 1985, it was declared that the said Arjed Ali Mondal was entitled to the extent of 11 anna 10 gondas share in the entire land.

H. Thus the said Marjina Bibi alias Khatur became the absolute owner of the balance 4 annas and 10 gondas share in the entire land equivalent to 8.5 Cottahs.

I. By a Bengali Kobala dated the 21<sup>st</sup> day of June 2002 made between the said Marjina Bibi alias Khatur therein referred to as the Vendor and the Vendors herein, therein jointly referred to as the Purchasers and registered in the office of the Additional District Sub Registrar, Sonarpur in Book No. 1, Volume No. 93, Pages 126 to 130, Being No. 5541 for the year 2002, the said Vendor therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Vendors herein All That the piece and parcel of land admeasuring 2 cottahs 4 Chittacks 34 sq ft be the same a little more or less out of Marjina's share in the entire land together with all rights appurtenant thereto (hereinafter referred to as the "said land") more fully and particularly described in the Schedule thereunder written as also hereunder written.

J. The Vendors have agreed to sell and the Purchaser has agreed to purchase free from all encumbrances, charges, liens, lispdens, acquisitions, requisitions, attachments, trusts of whatsoever nature All That the said land at and for the consideration of a sum of Rs. 1,74,590/- (Rupees one lakh seventy four thousand five hundred ninety only).





**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,74,590/- (Rupees one lakh seventy four thousand five hundred ninety 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 agricultural land admeasuring 2 Cottahs 4 Chittacks 34 Sq ft be the same a little more or less in R.S. Dag No.17, L.R. Dag No. 4 under R.S. Khatian No. 97, L.R. Khatian No. 369 situate lying at Mouza Nischintapur, P.S. Sonarpur, District South 24 Parganas more fully and particularly described in the Schedule hereunder written and shown and delineated in the map/plan annexed hereto and bordered in Red thereon (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 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 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 the Vendors may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever.

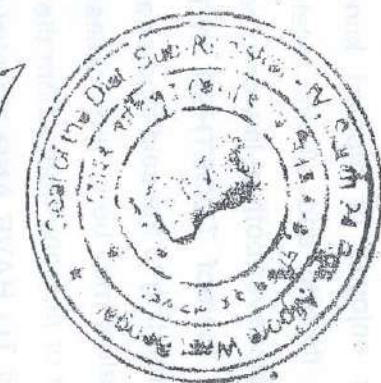
**THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows :**

(a) **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;



...to ensure that the ...

...the ... to ensure that the ...



District Sub-Registrar, Alipore, South 24-Parganas

...to ensure that the ...

...to ensure that the ...



(b) 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 sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid

(c) THAT 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;

(d) THAT the land or any part or portion thereof or any interest therein has not vested in the State of West Bengal and/or has not been acquired and no notice of acquisition or requisition has been served upon the Vendors;

(e) THAT all taxes, land revenue and impositions payable in respect of the said lands upto the date of these presents have been fully paid by the Vendors and if any portion of such taxes, levies, impositions etc. is or are found to have remained unpaid for the period upto the date of these presents, the same shall be paid by the Vendors forthwith upon demand;

(f) THAT the Vendors have not entered into any agreement for sale in respect of the said land or any part or portion thereof or any interest therein and the same is also not the subject matter of any litigation;

(g) THAT the Vendors or their respective predecessors in interest have not taken any loan or other financial accommodation against the security of the said land or any part or portion thereof;

(h) 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;

(i) 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 him 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 agricultural land measuring 2 Cottahs 4 Chittacks 34 Sq ft be the same a little more or less situate and lying at Mouza Nischintapur, P.S. Sonarpur, J.L.No 53, Touji No 285, being part of the lands in R. S. Dag No. 17 L.R. Dag No. 4 under R.S. Khatian No. 97, L.R. Khatian No. 369 District Sub-Registrar Sonarpur, in the District of South 24 Parganas bordered in Red Ink in the map or plan annexed hereto and butted and bounded as follows :

On the North : By land in R.S. Dag No. 6  
On the East : By remaining land in R.S. Dag No. 17  
On the South : By land in R.S. Dag No. 16  
On the West : By remaining land in R.S. Dag No. 17

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

SIGNED AND DELIVERED by the said VENDORS at Kolkata in the presence of :

Hari Pada Das  
Palash Das

Newton Banerjee

Mohini Banerjee

SIGNED AND SEALED by the said PURCHASER at Kolkata in the presence of :

**FOR DEVELOPER DEVELOPERS LTD.**  
S. Subramanian

Director

Newton Banerjee

Mohini Banerjee

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District Sub-Registrar IV  
Alipore, South 24-Parganas



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THE DISTRICT SUB-REGISTRAR IV

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MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 1,74,590/- (Rupees one lakh seventy four thousand five hundred ninety only) being the full consideration money as per particulars below :

050067,05,0066

By Pay Order No. .... dated .. 31/03/2009  
issued by Axis.. Bank, ... Gurgaon Branch in favour  
of .....

Rs. 1,74,590.00

Total

Rs. 1,74,590.00

(Rupees one lakh seventy four thousand five hundred ninety only)

WITNESSES :

Hari Pada Das  
Palash Das

Neelam Bora,  
25/E, M.N. Barua,  
107- 700040

Neelam Bora  
Kamalgongri  
Kof-103

Drafted by me,

Advocate

21/3/09

MEMO OF CORRESPONDENCE

SECRET

TO :

FROM :

(This blank heading will be completed with the name of the person to whom the letter is addressed)



District Sub-Registrar, IP  
Alipore, South 24 Parganas

১০১/১০৩  
১০১/১০৩

সি. ডি. সাব-রেজিস্ট্রার

আলিপুর





NAME

SIGNATURE *Sachin Wale*

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NAME

SIGNATURE *Hazi Pada Das*

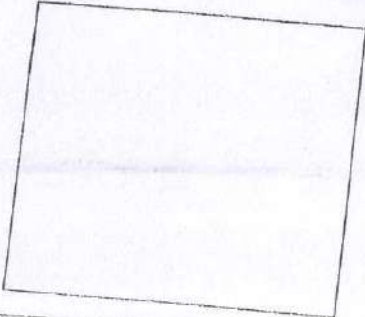
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NAME

SIGNATURE *Pelax Das*

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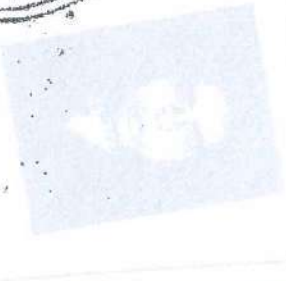


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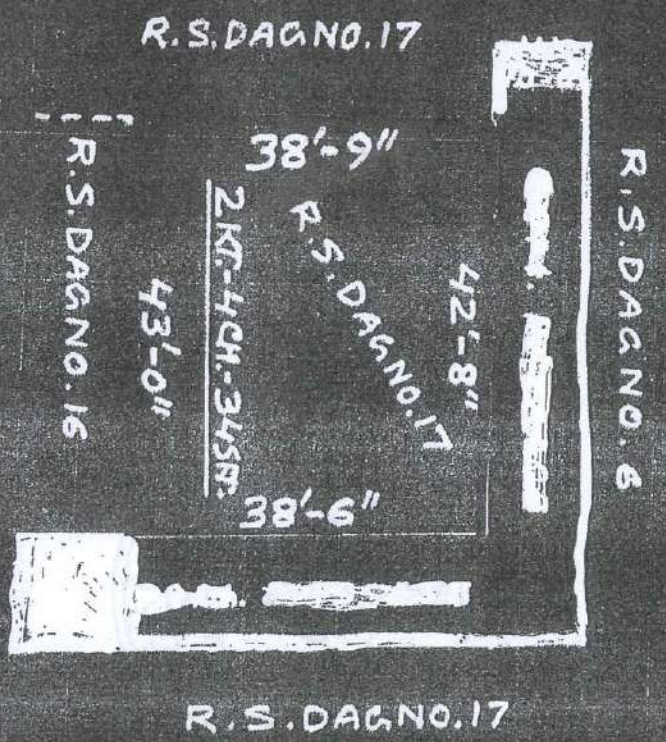
District Sub-Registrar  
Alipore, South 24 Parganas





SITE PLAN OF R. S. DAG NO. 17 (PART),  
MOU ZA-NISCHINTAPUR, P.L. NO. 53,  
P.S.-SONARPUR, DIST.-24 PARAGANAS (SOUTH),  
UNDER RAJ PUR-SONARPUR MUNICIPALITY,  
SCALE:- 1" = 2'

AREA OF LAND:- 2KT-4CH-34SFT. (MORE OR LESS)  
SHOWN IN RED BORDER



DRAWN BY:- Anwar das  
Nasurindrapur, 24 Pps (S)



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District Registrar, IV  
Alipore, South 24-Parganas

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Certificate of Registration under section 50 and Rule 59.

Registered in Book - 1  
CD Volume number 4  
Page from 167 to 179  
being No 01355 for the year 2009.



(Sukumar Biswas) 08-April-2009  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal