03416 I 4031/09 Nischintapur – Kalyani

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

604584

V.C. NO. 402 dt. 15/7/09
JD – 250/-
JD(II) – 100/-
350/-

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

REGISTRATION
2 2 JUL 2009

DEED OF CONVEYANCE

THIS INDENTURE made this 15th day of July Two Thousand and Nine (2009)

2626 15 JUL 2009

Devloke Developers Limited
147 Gariahat main rd W/Bh

ALIPUR POLICE COURT
Kolkata - 27

DEVALOKE Constructions (P) Ltd.

Director

For DEVALOKE DEVELOPERS LTD.

Director

875

CO-REGISTRAR-II
REGISTRAR U/S 7 (2)
RELATION ACT 1969
DEVELOPERS LTD
18 JUL 2009

Nirmal Kumar.
S/O Late P.K. Kumar.
25/C M N Dey Lane.
Cal. 40
Service.

CO-REGISTRAR-II
REGISTRAR U/S 7 (2)
RELATION ACT 1969
13 JUL 2009

SITE PLAN OF R.S. DAG NO. 4,
MOUZA-NISCHINTAPUR, J.L. NO. 53,
P.S.-SONARPUR, DIST.-24 PARGANAS (SOUTH),
UNDER RAJPUR-SONARPUR MUNICIPALITY,

SCALE:- 1" = 33'

AREA OF LAND:- 14 DECIMALS (MORE OR LESS)
SHOWN IN RED BORDER

N

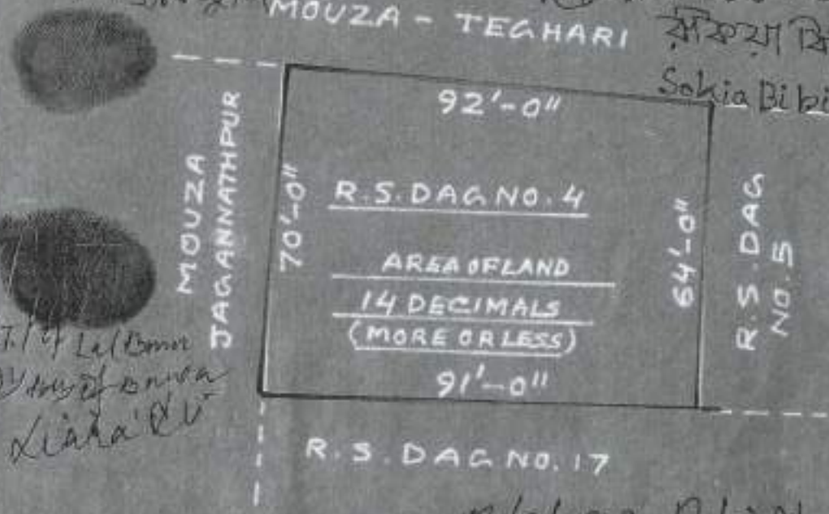
S

Bakkar ali mondal.

Rafique ali Mondal.

MOUZA - TEGHARI

Sokia Bibi khatun



Akbar Ali Mondal,
Sajida bibi Khatun

For DEVALOKE DEVELOPERS LTD.

Director

DRAWN BY: Amar Das
Narendrapur, 24 pgs (S)

LAN OF R.S. DAG NO. 5,
-NISCHINTAPUR, J.L. NO. 53,
SONARPUR, DIST.- 24 PARGANAS (SOUTH),
ER RAJPUR-SONARPUR MUNICIPALITY,

SCALE:- 1" = 33'.

AREA OF LAND:- 12 DECIMALS (MORE OR LESS)

SHOWN IN RED BORDER

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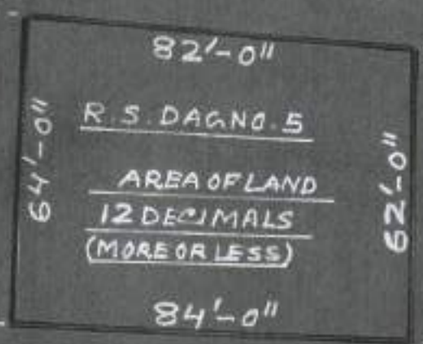
Bakkar ali mondal.

Rokeya Ali Mondal.

Sakina Bibi Khatun

MOUZA - TEGHARI



Lalbanu Bibi

R.S. DAG NO. 17

Akbar Ali Mondal

Sajida Bibi Khatun

For DEVALOKE DEVELOPERS LTD.

Director

Regd. No. 0039

Amar Das

DRAWN BY: Amar Das
Narendrapur, 24 pgs(s)

Addr
F.S...
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N. South 24 Pgs. Alipore

Seal of the Registrar

for DEVALOKE DEVELOPERS LTD.

REGISTRAR
REGISTRATION ACT
SOUTH 24 PARGANAS

18 JUL 2008

14. Sukanta Kundu,Director,Devaloke Developers Ltd,47,garia Main Rd,Kol-84, profession :Others
Identified By Newton Basu, son of Lt. P.k. Basu 25/8,m.n.sen Lane 700040 Thana: ., by caste Hindu,By Profession :Service.

Name of the Registering officer :**Panchali Munshi**
Designation :DISTRICT SUB-REGISTRAR-IV

On 22/07/2009

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) = 21769/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on:22/07/2009

Deficit stamp duty

Deficit stamp duty 1.Rs 49000/- is paid, by the draft number 149366, Draft Date 18/07/2009 Bank Name State Bank Of India, ALIPORE, received on :22/07/2009. 2.Rs 49000/- is paid, by the draft number 149367, Draft Date 18/07/2009 Bank Name State Bank Of India, ALIPORE, received on :22/07/2009. 3.Rs 15785/- is paid, by the draft number 149368, Draft Date 18/07/2009 Bank Name State Bank Of India, ALIPORE, received on :22/07/2009.

Name of the Registering officer :**Panchali Munshi**
Designation :DISTRICT SUB-REGISTRAR-IV

[Panchali Munshi]
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 :I-04031 of :2009
(Serial No. 03416, 2009)

On 21/07/2009

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-1979582/- .

Certified that the required stamp duty of this document is Rs 118785 /- and the Stamp duty paid as: Impresive Rs- 5000

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

Presented for registration at 20.00 hrs on :21/07/2009,at the Private residence by Sukanta Kundu,Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 21/07/2009 by

1. Golam Mustafa Mondal, son of Lt. Jonab Ali Mondal ,Teghori ,Thana Sonarpur, By caste Muslim,by Profession :Others
2. Kasem Ali Mondal, son of Lt. Nur Mohammad Mondal ,Teghori ,Thana Sonarpur, By caste Muslim,by Profession :Others
3. Bakkar Ali Mondal, son of Lt. Nur Mohammad Mondal ,Teghori ,Thana Sonarpur, By caste Muslim,by Profession :Others
4. Sahedulla Mondal, son of Lt. Nur Mohammad Mondal ,Teghori ,Thana Sonarpur, By caste Muslim,by Profession :Others
5. Maleka Bibi alias Maleka Mondal, wife of Surabuddin Sardar ,Teghori ,Thana Sonarpur, By caste Muslim,by Profession :Cultivation
6. Ayesha Bibi, wife of Lt Yusuf Ali Mondal ,Teghori ,Thana Sonarpur, By caste Muslim,by Profession :House wife
7. Rofique Ali Mondal, son of Lt Yusuf Ali Mondal ,Teghori ,Thana Sonarpur, By caste Muslim,by Profession :Others
8. Rokeya Khatun alias Rokeya Bibi, wife of Asmat Ali ,Hariraj Sitakundu ,Thana Baruipur, By caste Muslim,by Profession :House wife
9. Sakiya Khatun alias Sakiya Bibi, wife of Saidul Ostagar ,Bangal Para ,Thana Sonarpur, By caste Muslim,by Profession :House wife
10. Sajida Khatun alias Sajida Bibi, wife of Akbar Ali ,Raynagar ,Thana Regent Park, By caste Muslim,by Profession :House wife
11. Lalbanu Bewa, wife of Lt. Amanat Gazi ,Gobindapur Potormore ,Thana Sonarpur, By caste Muslim,by Profession :House wife
12. Neharbanu Bibi, wife of Arzed Seikh ,Sreerampur ,Thana Baruipur, By caste Muslim,by Profession :House wife
13. Akbar Ali Mondal, son of Lt. Amjed Ali Mondal ,Teghori ,Thana Sonarpur, By caste Muslim,by Profession :Others

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

THIS INDENTURE made this ..15th..**day of** July, **Two Thousand Nine, BETWEEN** **GOLAM MUSTAFA MONDAL** son of Late Jonab Ali Mondal, residing at Village Teghori, P.S.Sonarpur, District South, 24 Parganas, **KASEM ALI MONDAL, BAKKAR ALI MONDAL AND SAHEDULLA MONDAL** all sons of Late NurMohammad Mondal, all residing at Village Teghori, P.O. R. K.Pally P.S.Sonarpur, District South, 24 Paraganas, **MALEKA BIBI alias MONDAL** wife of Surabuddin Sardar, residing at Village Teghori, P.O. R.K.Pally, P.S.Sonarpur District South, 24 Parganas, **AYESHA BIBI** wife of Late Yusuf Ali Mondal, residing at Village Teghori, P.O.R.K.Pally, P.S.Sonarpur, District South, 24 Parganas, **ROFIQUE ALI MONDAL** son of Late Yusuf Ali Mondal, residing at Village Teghori, P.O. R.K.Pally, P.S.Sonarpur, District South, 24 Parganas, **ROKEYA KHATUN** alias BIBI wife of Asmat Ali, residing at Village Hari Raj, P.O.Sita Kundu, P.S.Baruipur, District South, 24 Parganas, **SAKIYA KHATUN alias BIBI** wife of Saidul Ostagar, residing at Village Bangal Para, P.O.Bon Hooghly, P.S.Sonarpur, District South, 24 Parganas, **SAJIDA KHATUN alias BIBI** wife of Akbar Ali, residing at Village Raynagar , P.O. Bansdroni, P.S. Regent Park, District South, 24 Parganas, **LALBANU BEWA** wife of Late Amanat Gazi residing at Village Gobindopur Potormore, P.S.Sonarpur, District south, 24 Parganas, **NEHARBANU BIBI** , wife of Arzed Sheik, residing at Village Sreerampur, P.S.Baruipur, District South,24 Parganas, **AKBAR ALI MONDAL**, son of Late Amjed Ali Mondal, residing at Village Teghori, P.O. R.K. Pally, 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

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Registration District South 24 Pgs, Alipore

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. Ahmed Ali Mondal and Osman Ali Mondal were the absolute joint owners of All That the piece and parcel of agricultural land measuring 12 sataks be the same a little more or less in R.S. Dag No. 5 situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in the Schedule hereunder written.

B. Ahmed Ali Mondal and Jonab Ali Mondal were the absolute joint owners of All That the piece and parcel of agricultural land measuring 14 sataks be the same a little more or less in R.S. Dag No. 4 situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in the Schedule hereunder written.

C. By a Bengali Kobala dated the 28th day of December 1959 made between the said Ahmed Ali Mondal therein referred to as the Vendor and Rabijan Bibi therein referred to as the Purchaser and registered in the office of the Sub Registrar, Baruipur in Book No. I, Volume No. 16, Pages 86 to 87, Being No. 10039 for the year 1959, 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 his undivided share equivalent to 6 sataks in All That the piece and parcel of agricultural land measuring 12 sataks be the same a little more or less in R.S. Dag No. 5 situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in the Schedule thereunder written.

D. By a Bengali Kobala dated the 9th day of February 1960 made between the said Rabijan Bibi therein referred to as the Vendor and Jonab Mondal therein referred to as the Purchaser and registered in the office of the Sub Registrar, Baruipur in Book No. I, Volume No. 19, Pages 151 to 153, Being No. 864 for the year 1960, 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 his undivided share equivalent to 6 sataks in All That the piece and parcel of agricultural land measuring 12 sataks be the same a little more or less in R.S. Dag No. 5 situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in the Schedule thereunder written.

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Rafique Ali Mondal

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রকিয়া বিবি খাতুন

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Sokia Bibi Khatun

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Akbar Ali Mondal.

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REGISTRAR U/S 7
REGISTRATION ACT
SOUTH 24 PARGANAS
2009

E. By a Bengali Kobala dated the 15th day of March 1967 made between the said Osman Ali Mondal therein referred to as the Vendor and Jonab Ali Mondal therein referred to as the Purchaser and registered in the office of the Additional Sub Registrar, Sonarpur in Book No. I, Volume No. 6, Pages 152 to 155, Being No. 262 for the year 1967, 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 his undivided share equivalent to 6 sataks in All That the piece and parcel of agricultural land measuring 12 sataks be the same a little more or less in R.S. Dag No. 5 situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in the Schedule thereunder written.

F. By a Bengali Kobala dated the 12th day of May 1969 made between the said Jonab Ali Mondal therein referred to as the Vendor and Osman Ali Mondal therein referred to as the Purchaser and registered in the office of the Additional Sub Registrar, Sonarpur in Book No. I, Volume No. 15, Pages 138 to 140, Being No. 698 for the year 1969, 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 his undivided share equivalent to 6 sataks in All That the piece and parcel of agricultural land measuring 12 sataks be the same a little more or less in R.S. Dag No. 5 situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in the Schedule thereunder written.

G. By a Bengali Kobala dated the 3rd day of July 1973 made between the said Osman Ali Mondal therein referred to as the Vendor and Golam Mustafa Mondal therein referred to as the Purchaser and registered in the office of the Additional Sub Registrar, Sonarpur in Book No. I, Volume No. 40, Pages 157 to 159, Being No. 2456 for the year 1973, 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 his undivided share equivalent to 6 sataks in All That the piece and parcel of agricultural land measuring 12 sataks be the same a little more or less in R.S. Dag No. 5 situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in the Schedule thereunder written.

H. Thus the said Jonab Ali Mondal became the absolute owner of 12 sataks being the entire land in Dag No. 5 situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in Part I of the Schedule hereunder written.

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REGISTRATION ACT 1908
U/S 24 KARGARAB
JUL 2008

I. The said Jonab Ali Mondal was also the absolute owner of 7 sataks being the undivided half share of the total area of 14 sataks comprised in Dag No. 4 situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in Part II of the Schedule hereunder written.

J. The said Jonab Ali Mondal who was a Muslim governed by the Mohamedan School of Law and who had been predeceased by his first wife, Mohorjan Bibi died intestate in 1976 leaving him surviving his second wife, Halimunnesha, four sons and two daughters from his first wife namely, Nur Mohammad, Golam Mustafa, Yusuf Ali, Eshaque Ali and Lalbanu Bibi and Neharbanu Bibi and one son from second Wife namely, Abdus Salam as his only heirs and legal representatives who jointly inherited his undivided share equivalent to 6 sataks out of the total area of12 sataks be the same a little more or less comprised in R.S. Dag No. 5 and 7 sataks being the undivided half share out of the total area of 14 sataks more or less comprised in R.S. Dag No. 4 both situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas.

K. By a Bengali Kobala dated the 12th day of December 1977 made between the said Halimunnesha and Abdus Salam therein jointly referred to as the Vendors and Birendra Nath Mondal therein referred to as the Purchaser and registered in the office of the Additional Sub Registrar, Sonarpur in Book No. I, Volume No. 31, Pages 230 to 236, Being No. 2249 for the year 1977, 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 their undivided share equivalent to 1.5 sataks out of the total area of 12 sataks more or less comprised in R.S. Dag No. 5 and an area of undivided 1.5 sataks out of the total area of 14 sataks more or less comprised in R.S. Dag No. 4 both situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in the Schedules thereunder written.

L. By a Bengali Kobala dated the 4th day of August 1979 made between the said Birendra Nath Mondal therein referred to as the Vendor and Kasem Ali Mondal therein referred to as the Purchaser and registered in the office of the Additional Sub Registrar, Sonarpur in Book No. I, Volume No. 45, Pages 234 to 238, Being No. 2872 for the year 1979, 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 his undivided share equivalent to 1.5 sataks out of the total area of 12 sataks more or less comprised in R.S. Dag No. 5 and an area of undivided 1.5 sataks out of the total area of 14 sataks more or less comprised in R.S. Dag No. 4 both situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in the Schedules thereunder written.

SUB-REGISTRAR
REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
BARUIPORE 24 PARGANAS (S)
23 JUL 2009

M. By a Bengali Kobala dated the 19th day of February 1986 made between the said Kasem Ali Mondal therein referred to as the Vendor and Akbar Ali Mondal therein referred to as the Purchaser and registered in the office of the Additional Sub Registrar, Sonarpur, in Book No. I, Being No. 904 for the year 1986, 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 his undivided share equivalent to 1.5 sataks out of the total area of 12 sataks more or less comprised in R.S. Dag No. 5 and an area of undivided 1.5 sataks out of the total area of 14 sataks more or less comprised in R.S. Dag No. 4 both situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in the Schedules thereunder written.

N. By a Bengali Kobala dated the 27th day of February 1986 made between the said Eshahaque Ali Mondal therein referred to as the Vendor and Akbar Ali Mondal therein referred to as the Purchaser and registered in the office of the Additional Sub Registrar, Sonarpur, in Book No. I, Volume No. 14, Pages 423 to 427, Being No. 1074 for the year 1986, 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 his undivided share equivalent to 0.75 sataks out of the total area of 12 sataks more or less comprised in R.S. Dag No. 5 and an area of undivided 1 satak out of the total area of 14 sataks more or less comprised in R.S. Dag No. 4 both situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in the Schedules thereunder written.

O. Thus the Vendors herein became the absolute owners of All That the piece and parcel of land admeasuring 12 sataks more or less being the entire land comprised in R.S. Dag No. 5 and an area of undivided 7 satak being the undivided half share out of the total area of 14 sataks more or less comprised in R.S. Dag No. 4 both situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in Parts I and II of the Schedule hereunder written (hereinafter collectively referred to as the said land).

P. The Vendors have agreed to sell and the Purchaser has agreed to purchase free from all encumbrances, charges, lions, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature All That the said land at and for the consideration of a sum of Rs. 8,73,500/- (Rupees Eight lacs Seventy three Thousand Five Hundred only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 8,73,500/- (Rupees Eight lacs Seventy three Thousand Five Hundred 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

SUB-REGISTRAR (
REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
BARASAT 24 PARGANAS (S)
25 JUL 2009

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 land admeasuring 12 sataks more or less being the entire land comprised in R.S. Dag No. 5 and an area of undivided 7 satak being the undivided half share out of the total area of 14 sataks more or less comprised in R.S. Dag No. 4 both situate lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in Parts I and II of the Schedule hereunder written (hereinafter collectively referred to as the said land) 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;

(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

SUB-REGISTRAR (I)
(E) REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
BARASAT 24 PARGANAS (S)
23 JUL 2009

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.

SUB-REGISTRAR (I)
REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
BARASAT 24 PARGANAS (N)
28 JUL 2009

THE SCHEDULE ABOVE REFERRED TO

PART I

ALL THAT the piece and parcel of agricultural land measuring 12 sataks be the same a little more or less situate and lying at Mouza Nischintapur, P.S. Sonarpur, J.L.No 53, Touji No 285, comprised in R. S. Dag No. 5 L.R. Dag No. 2 Khatian 223 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 416 in Mouza Teghori
On the East : By land in R.S. Dag No. 6 in Mouza Nischintapur
On the South : By land in R.S. Dag No. 17 in Mouza Nischintapur
On the West : By land in R.S. Dag No 4 in Mouza Nischintapur

PART II

ALL THAT the piece and parcel of agricultural land measuring 7 sataks being the undivided half share out of the total area of 14 sataks be the same a little more or less comprised in R. S. Dag No. 4 L.R. Dag No. 1 situate and lying at Mouza Nischintapur, P.S. Sonarpur, J.L.No 53, Touji No 285, Khatian 273 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 411 in Mouza Teghori
On the East : By land in R.S. Dag No. 548 in Mouza Nischintapur
On the South : By land in R.S. Dag No. 17 in Mouza Nischintapur
On the West : By land in R.S. Dag No 4 in Mouza Jagannathpur

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 :

Mohan Sarkar

Newton Basu.

Bakkar ali Mondal.

Akbar Ali Mondal

Rafique Ali Mondal

Sohin Bibi

SUB-REGISTRAR
REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
SOUTH 24 PARGANAS

25 JUL 2009

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

Mohan Sarkar

Nitin Ban.

DEVALOKE Constructions (P) Ltd.

Director

For DEVALOKE DEVELOPERS LTD.

Director

SUB-REGISTRAR
REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
BARASAT 24 PARGANAS (N)

28 JUL 2009

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 8,73,500/- (Rupees Eight lacs Seventy three Thousand Five Hundred only) being the full consideration money as per particulars below :

By Pay Order No. ..... dated ...../07/2009 issued by Axis Bank Ltd., Garia Branch in favour of	.....	Rs. .....
By Pay Order No. ..... dated ...../07/2009 issued by Axis Bank Ltd., Garia Branch in favour of	.....	Rs. .....
By Cash	.....	Rs. .....
	Total	**Rs 8,73,500.00**

(Rupees Eight lacs Seventy three Thousand Five Hundred only)

WITNESSES :

Newton Ben.
25/8 M N Sin Lane.
Cal-40.

Mohati Sarkar
Kamalgachi
Kol-103

Bakkar ali mondal.

Rafique Ali Mondal.

Sokia Bibi Khatun
Sajida Bibi Khatun

Akbar Ali Mondal.

Drafted by me,

ADVOCATE

SUB-REGISTRAR (I)
REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
ALIPORE 24 PARGANAS (S)
25 JUL 2009

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ....SUKANTA KUNDU.....

SIGNATURE .....Sukanta Kundu.....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....Md. Golam Mostafa Mondal

SIGNATURE .....Md. Golam Mostafa Mondal

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

AME .....Kasem Ali Mondal.....

GNATURE .....কাসেম আলি মন্ডল.....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

ME .....Bakkar Ali Mondal.....

SUB-REGISTRAR
REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
ALIPORE 24 PARGANAS (S)

25 JUL 2009

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ..... Sahadulla Mondal

SIGNATURE .....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ..... Maleka Mondal @ bibi

SIGNATURE .....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

AME ..... Aysha bibi

IGNATURE .....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

AME ..... Rafis Ali Mondal

SUB-REGISTRAR
REGISTRAR U/S 7 (2) OF
REGISTRATION ACT 1908
BARASAT 24 PARGANAS (N)
25 JUL 2009

	Thumb	Fore Finger	Middle Finger	Ring Finger	Litt Fin
Left Hand					
Right Hand					

NAME ..... Rokiya bibi .....

SIGNATURE ..... রকিয়া বিবি .....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Lit Fin
Left Hand					
Right Hand					

NAME ..... Sakiya bibi .....

SIGNATURE ..... Sokia Bibi .....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Li Fi
Left Hand					
Right Hand					

NAME ..... Sajida bibi .....

SIGNATURE ..... Sajida bibi .....

	Thumb	Fore Finger	Middle Finger	Ring Finger	L F
Left Hand					
Right Hand					

NAME ..... Akbar Ali Mondal .....

SIGNATURE Akbar Ali Mondal.

SUB-REGISTRAR
REGISTRAR U/S 7 (2)
REGISTRATION ACT 1908
SOUTH 24 PARGANAS
28 JUL 2009

	Thumb	Fore Finger	Middle Finger	Ring Finger	Li Fi
Left Hand					
Right Hand					

NAME ~~Lalbanu bibi~~ Neharbanu bibi

SIGNATURE .....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Li Fin
Left Hand					
Right Hand					

NAME ~~Neharbanu bibi~~ Lalbanu bibi

SIGNATURE .....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Lit Fin
Left Hand					
Right Hand					

NAME .....

SIGNATURE .....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Lit Fin
Left Hand					
Right Hand					

NAME .....

SIGNATURE .....

SUB-REGISTRAR (I)
(II) REGISTRAR U/S 7 (2) O.P
REGISTRATION ACT 1908
BARASAT 24 PARGANAS (N)
25 JUL 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 603 to 626
being No 04031 for the year 2009.

(Panchali Munshi) 30-July-2009
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal