

POSTER R.S.D.M.C. 18/10/14 MUMBAI: NISARGINJALPURI I-8088713



शुद्धिपत्रक पश्चिम बंगाल WEST BENGAL

H 659478

Handwritten notes in Hindi: 'क. 10', '9-10-13', '8/10/13'.

Official stamp of the West Bengal Government with a date stamp '08 OCT 2013' and '1 OCT 2013'.

THIS INDENTURE made this 8th day of September, Two Thousand Thirteen BETWEEN FARAJ GAYEN alias FARAZ ALI GAYEN, son of Late Mobarak Ali Gayen, resident of Dakshinpara, Jagannathpur, P.O. Ramkrishna Pally, Sonarpur 700150, District South 24 Parganas, JUMMAD ALI GAYEN alias JUMMAN ALLI GAYEN, son of Late Mobarak Gayen, resident of Dakshinpara, Sonarpur, District South 24 Parganas and ALEMA BIBI alias ALEYA BIBI, wife of Golam Mandal, resident of Dakshinpara, 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 her 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. 82, Garia Main

25 SEP 2013

10009

9558

No. 9558  
Date 25/09/13  
Place Alipore Police Station  
Name of the Party Santosh Kumar Das  
Address Alipore Police Station  
Order No. 10009

Santosh Kumar Das  
Alipore Police Station  
Kolkata - 71

FOR DEVALOKE DEVELOPERS LTD.  
Santosh Kumar Das  
ALIPUR POLICE STATION  
Kolkata - 71

FOR DEVALOKE DEVELOPERS LTD.  
Santosh Kumar Das

Director  
331D  
8/10/13

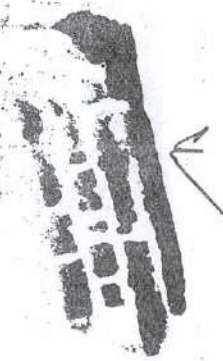
FOR DEVALOKE DEVELOPERS LTD.  
Santosh Kumar Das

Director  
3311  
08 OCT 2013

Director  
3312  
08 OCT 2013

Director  
3313  
08 OCT 2013

Director  
3314  
08 OCT 2013





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

Endorsement For Deed Number : I - 08088 of 2013  
(Serial No. 08177 of 2013 and Query No. 1604L000016703 of 2013)

On 08/10/2013

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

Presented for registration at 21.10 hrs on :08/10/2013, at the Private residence by Sukanta Kundu ,Claimant.

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

Execution is admitted on 08/10/2013 by

1. Faraj Gayen Alias Faraz Ali Gayen, son of Lt. Mobarak Ali Gayen , Dakshinpara Jagannathpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150, By Caste Muslim, By Profession : ----
2. Jummad Ali Gayen Alias Jumman Ali Gayen, son of Lt. Mobarak Ali Gayen , Dakshinpara Jagannathpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150, By Caste Muslim, By Profession : Others
3. Alema Bibi Alias Aleya Bibi, wife of Golam Mandal , Dakshinpara Sonarpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
4. Sukanta Kundu  
Director, Devaloke Developers Ltd, 82 Garia Main Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.  
, By Profession : ----  
Identified By Mahim Mandal, son of Lt. Rahim Mandal, Jagannathpur R K Pally, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150, By Caste: Hindu, By Profession: ----.

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

On 09/10/2013

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.-28,35,000/-

Certified that the required stamp duty of this document is Rs.- 198460 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 197500/- is paid , by the draft number 507622, Draft Date 27/09/2013, Bank : State Bank of India, Specialised Instl,Bkg Kolkata, received on 09/10/2013

On 21/10/2013



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

21/10/2013 11:56:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 08088 of 2013  
(Serial No. 08177 of 2013 and Query No. 1604L000016703 of 2013)

**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.

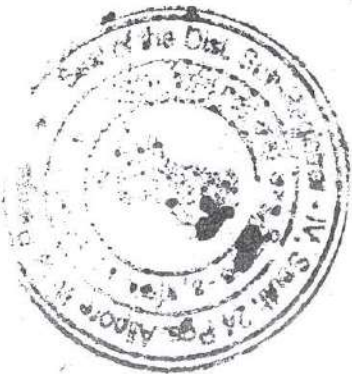
**Payment of Fees:**

Amount by Draft

Rs. 31213/- is paid , by the draft number 507623, Draft Date 27/09/2013, Bank Name State Bank of  
India, Specialised Insti Bkg Kolkata, received on 21/10/2013

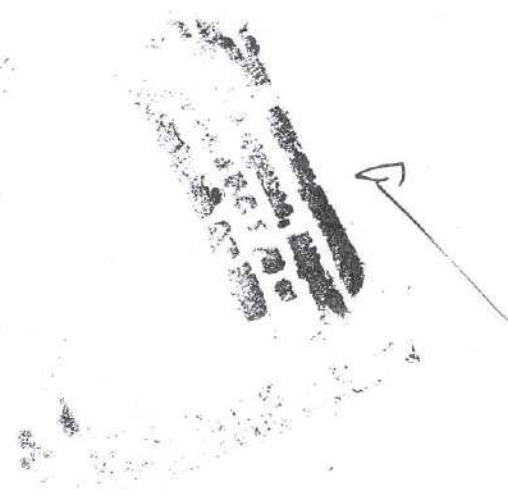
( Under Article : A(1) = 31174/- , E = 7/- , H = 28/- , M(b) = 4/- on 21/10/2013 )

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



*Ashoke Kumar Biswas*

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

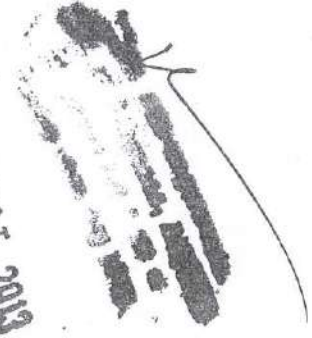


Road, Kolkata - 700 084 represented by its Director, Sukanta Kundu, son of Sankar Kundu, working for gain at 47, Garia Main Road, Mahamayatala, Kolkata 700084, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the OTHER PART :

WHEREAS :

- A. By a deed of conveyance dated 19<sup>th</sup> November 1956 duly registered in the office of the Sub-Registrar, Baruipur and recorded therein in Book No. 1, Volume No. 93 at pages 80 to 82 being Deed no. 7949 of 1956, one Hayatunnessa Bibi purchased, inter alia, the entirety of the danga land admeasuring 0.14 acres, be the same a little more or less, contained in R.S. Dag No. 18/494, (now numbered as L.R. Dag No. 5) situate and lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas, such land being more fully and particularly described in the Schedule hereunder written.
- B. Inasmuch as only 8 annas share in the said R.S. Dag No. 18/494, (now numbered as L.R. Dag No. 5) was shown to be recorded in the name of Hayatunnessa Bibi and the balance 8 annas share was wrongly recorded in the name of Arjed Ali Mondal and Marjina Khatun in the Record of Rights, the said Hayatunnessa Bibi instituted T.S. Case No. 4/86 in the Court of the Learned 2<sup>nd</sup> Munsiff at Baruipur against the said Arjed Ali Mondal and Marjina Khatun. By a judgment and decree dated 5<sup>th</sup> May 1987, the Learned 2<sup>nd</sup> Munsiff at Baruipur was pleased to decree the said suit by declaring that the said recording of 8 annas share in the said R.S. Dag No. 18/494 in the name of Arjed Ali Mondal and Marjina Khatun was without any basis and that the said Hayatunnessa Bibi was the absolute owner of the entirety of the land contained in the said R.S. Dag No. 18/494, (now numbered as L.R. Dag No. 5).
- C. The said Hayatunnessa Bibi who was a Muslim governed by the Hanafi School of Law died intestate on the 17th day of August, 2006 leaving her surviving her two sons Faroj Ali Gayen and Jummad Ali Gayen and her daughter Aleya Bibi, being the Vendors abovenamed, as her only heirs and

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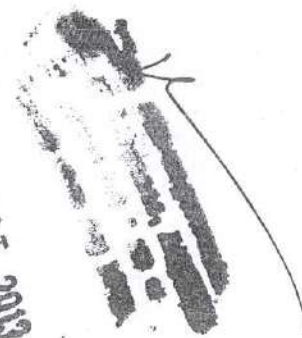
legal representatives who jointly inherited the said land absolutely and forever.

D. Correction of the Record of Rights in terms of the aforesaid decree dated 5<sup>th</sup> May 1987 passed by the Learned 2<sup>nd</sup> Munsiff at Earuipur in T.S. Case No. 4/86 has not yet been carried out though the Vendors have at all material times been and continue to remain in peaceful, vacant khas possession of the entirety of the land contained in R.S. Dag No. 18/494, (now numbered as L.R. Dag No. 5) situate and lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas.

E. The Vendors have agreed to sell and the Purchaser has agreed to purchase free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature All That the 14 decimals of land being the entirety of the land contained in R.S. Dag No. 18/494, (now numbered as L.R. Dag No. 5) situate and lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas, such land being more fully described in the Schedule hereto and bordered in Red ink in the map or plan annexed hereto, at and for the consideration of a sum of Rs.28,35,000/- (Rupees Twenty eight lacs thirty five thousand only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.28,35,000/- (Rupees Twenty eight lacs thirty five thousand 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 14 decimals of land being the entirety of the land contained in R.S. Dag No. 18/494, (now numbered as L.R. Dag No. 5) situate and lying at Mouza Nischintapur, P.S. Sonarpur in the district of 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 **OR HOWSOEVER OTHERWISE** the said land

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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 Vendor 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.

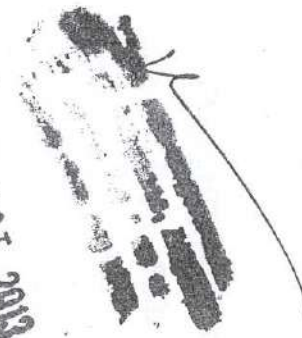
**THE VENDORS DO AND EACH OF THEM DO HEREBY COVENANT WITH THE PURCHASER as follows :**

(a) **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their 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 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

08 OCT 2013



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 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 them, 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.

08 OCT 2013



THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of danga land admeasuring 14 decimals, be the same a little more or less of land, being the entirety of the land contained in R.S. Dag No. 18/494, (now numbered as L.R. Dag No. 5) under L.R. Khatian Nos. 70, 369 and 569 situate and lying at situate and lying at Mouza Nischintapur, J.L. No. 53, P.S. Sonarpur, Sub-Registry Office Sonarpur in the District of South 24 Parganas, such demarcated area being shown and delineated in the map/plan annexed hereto and bordered in Red thereon

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

*Handwritten signature*

SIGNED AND DELIVERED

by the VENDORS at Kolkata  
in the presence of :

*Handwritten signature*

*Mahim Mondal*  
S/o Late. Robin Mondal  
Jogamoharpur, R.K.Pally  
Kolkata - 700150

12/16/2017

LEVALOKE DEVELOPERS

*Signature*  
Director

SIGNED AND ACCEPTED

by the PURCHASER at Kolkata  
in the presence of :

*Chiranjay Kumar Das*  
C/116 Baghoyati, Palli,  
Kolkata - 700092

*Atkish Biswas*  
82, Yanti Mas Road,  
Kolkata - 700084

08 OCT 2013







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

NAME ..... SUKANIA KUNDA .....

SIGNATURE ..... Sukania Kunda .....



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

NAME ..... FARAJ GOYEN @ FARAZ ALI GOYEN .....

SIGNATURE ..... Faraj Goyen .....



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

NAME ..... JINNAH ALIQAAYEN @ JINNAH ALIQAAYEN .....

SIGNATURE ..... Jinnah Aliqayen .....



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

NAME ..... ALEYA BIBI @ ALEYA BIBI .....

SIGNATURE ..... Aleya Bibi .....

08 OCT 2018



MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 28,35,000/- (Rupees Twenty eight lacs thirty five thousand only) being the total consideration payable as per particulars below:

By Pay Order No. 0395009.. dated 25/09/2013  
issued by Axis Bank Ltd., Garia Branch in favour  
of Faraz Ali Gayen ..... Rs. 11,34,000.00

By Pay Order No. 038998.. dated 25/09/2013  
issued by Axis Bank Ltd., Garia Branch in favour  
of Jumman Ali Gayen ..... Rs. 11,34,000.00

By Pay Order No. 039004... dated 25/09/2013  
issued by Axis Bank Ltd., Garia Branch in favour  
of Alema Bibi ..... Rs. 5,67,000.00

Total Rs. 28,35,000.00

(Rupees Twenty eight lacs thirty five thousand only)

WITNESSES:

Chinnay Kumar Das  
c/16 Bagbajatin Paldi,  
Kolkata - 700092

20.09.13  
336405 51101500

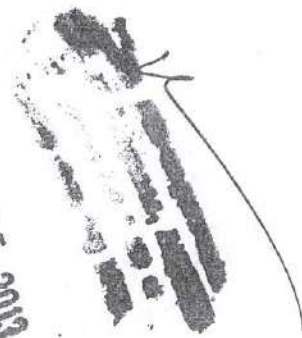
Farish Bagchi  
82, Gani Nisin Road,  
Kolkata - 700084

336405 51101500

Drafted by me,

*[Signature]*  
Advocate W 3/797/1993

08 OCT 2013

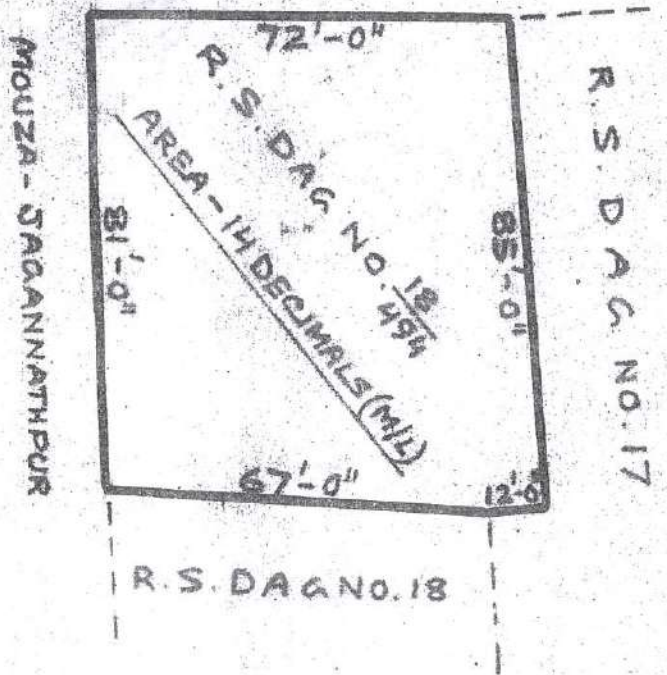


SITE PLAN OF R. S. DAG NO. 18  
 MOUZA - NISCHINTAPUR, T.L. NO. 53,  
 P. S. - SONARPUR, DIST- 24 PARAGANAS (SOUTH),  
 UNDER RAJPUTPUR - SONARPUR MUNICIPALITY,  
 SCALE :- 1" = 33'

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



MOUZA - JAGANNATHPUR



For DEVALOKE DEVELOPERS LTD,  
 Subash kumar  
 Director

Handwritten text in Odia script, likely a signature or name.

Drawn by: Aman Das  
 Regn. No. 0033  
 Narsinghpur, Kdt-103


3002  
13 OCT 2008



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 41  
Page from 2696 to 2708  
being No 08088 for the year 2013.



  
(SmritikanaPanda) 28-October-2013  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal