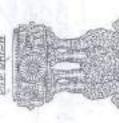
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THIS INDENTURE made this 2134 bags of August, Two Thousand Seven P.O.: R.K. Pally, P.S. Sonarpur, District South 24 Parganas, KHATOON BEWA BHANGI, all sons of Abul Hossain Bhangi and all residing at Village Jagannathpur, Parganas, AINUL BHANGI, FAJIRUL ALIAS BABLU BHANGI and AJIJUL residing at Village Jegennathpur, P.O.: R.K. Pally, P.S. Sonarpur, District South 24 Palty, P.S. Sonarpur, District South 24 Parganas MANJUWARA KHATOON ALIAS wife of Late Abul Hossain Bhangi, residing at Village Jagannethpur, P.O.: R.K. Sonarpur, District South 24 Parganas, ROHIMA BHANGI ALIAS ROHIMA BEWA Mokchhed Ali Bhangi, residing at Village Jagannathpur, P.O.: R.K. Pally, P.S. MANJU BIBI, wife of Salamat Mondal and daughter of Late Abul Hossain Bhangi, A BETWEEN AHED ALI BHANGI ALIAS AHED HOSSAIN BHANGI, son of Late 1790

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#cidressd VICIOR MOSTAGE Solicitors & Advocates
S, Old Post Office Street
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For DEVALOKE DEVELOPERS LTD.

Director

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2nd floor, Calcutta 700001

mean and include its successor or successors-in-interest and assigns) of the shall unless excluded by or repugnant to the subject or context be deemed to Kolkata - 700 084, hereinafter referred to as the PURCHASER (which expression Companies Act. DEVALOKE DEVELOPERS LIMITED, a Company duly incorporated under the or context be deemed to mean and include their respective heirs, executors VENDORS (which expression shall unless excluded by or repugnant to the subject P.S. Sonarpur, District South 24 Parganas, hereinafter jointly referred to as the administrators, legal representatives and assigns) of the ONE PART AND wife of Rahmat Ali Sheikh, all residing at Village Jagannathpur, P.O.: R.K. Pally 1956 having its registered office at No. 47, Garia Main Road,

#### WHEREAS

- Nos. 17, 21, 267, 43, 493, 567 and 720 (hereinafter collectively referred to as the or less in R. S. Dag No. 455, R. S. Khatian No. 65, L.R. Dag No. 493, L.R. Khatian 21, 267, 43, 493, 567 and 720 and an area of 23 Sataks be the same a little more "said entire land"). R. S. Dag No.452, R. S. Khatian No. 65, L.R. Dag No. 493, L.R. Khatian Nos. 17, 24-Parganas containing an area of 22 Sataks be the same a little more or less in parcel of land situated lying at Mouza Jagannathpur, P.S. Sonarpur, Dist.- South One Mokchhed Ali Bhangi was the absolute owner of All That the piece and
- the Block Land & Land Revenue Officer and had been in possession of the said entire land since then The said Mokchhed Ali Bhangi had duly recorded his name in the office of
- made between the said Mokchhed Ali Bhangi therein referred to as Donor of the By a Bengali Hebanama (Deed of Gift) dated the 7th day of October, 1963

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described in the Schedule thereunder written as well as in the Schedule hereunder. in favour of the Donee therein All That the said entire land more fully and particularly affection towards the Donee granted, transferred, gifted and bequeathed unto and Sub-Registrar, Baruipur in Book No. I, Volume No. 127, Pages 253 to 255, Being to as Donee of the Other Part and registered in the office of the Additional District One Part and Ahed Ali Bhangi, one of the Vendors abovenamed, therein referred No. 10702 for the year 1963, the said Donor therein out of his natural love and

- entire land more fully and particularly described in the Schedule hereunder written Bhangi remained as the owner of and in peaceful khas possession of the said not accepted by the said Donee and not given effect to and the said Mokchhed Ali (Deed of Gift) dated the 7th day of October, 1963 as aforesaid, the said Gift was In spite of execution and registration of the aforesaid Bengall Hebanama
- and his two sons, namely, Ahed Ali Bhangi and Abul Hossain Bhangi as his only and forever. heirs and legal representatives who jointly inherited the said entire land absolutely intestate leaving him surviving his two daughters Ajida Bibi and Khatoon Bewa the Mohamedan School of Law and had been predeceased by his wife, died The said Mokchhed Ali Bhangi, who was the Muslim inhabitant governed by
- entire land absolutely and forever heirs and legal representatives who jointly inherited his undivided share in the said Bibi and his three sons Ajijul Bhangi, Ainul Bhangi and Fazirul Bhangi as his only surviving his widow Rohima Bewa, his daughter Manjuwara Khatoon alias Manju the Mohamedan School of Law died intestate on 2nd August 1974 leaving him The said Abul Hossain Bhangi who was the Muslim inhabitant governed by

Continued .. page 4.

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- therein also referred to as Purchaser of the Other Part and both registered in the I Schedule thereunder written absolutely and forever. undivided share in the said entire land more fully and particularly described in the assigned and assured unto and in favour of the Purchaser herein All That her therein for the consideration therein mentioned granted, transferred, conveyed, office of the Registrar of Assurances, Kolkata, Being P -Ajida Bibi, therein referred to as Vendor of the One Part and the Purchaser herein, By an Indenture of Sale dated the 14th day of March, 2007 made between .... the said Vendor
- and possessing an undivided 18 sataks in R.S. Dag No. 452 and 19 sataks in R.S. entire land free from all encumbrances, charges, liens, lispendens, acquisitions, and possessed of and/or otherwise well and sufficiently entitled to All That the said land therein. Dag No. 455 therein and the Purchaser herein owning and possessing the balance requisitions, attachments and trusts of whatsoever nature, the Vendors jointly owning Thus the Vendors herein along with the Purchaser herein became selzed
- seventy four thousand four hundred fifty eight only) below at and for the consideration of a sum of Rs. 10,74,458/- (Rupees ten lacs land), more fully and particularly described in Part I and Part II of the Schedule in R.S. Dag No. 455 out of the said entire land (hereinafter referred to as the said the Vendors in R.S. Dag No. 452 and the undivided 19 sataks share of the Vendors attachments, trusts of whatsoever nature All That the undivided 18 sataks share of free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions The Vendors have agreed to sell and the Purchaser has agreed to purchase

agreement and in consideration of the said sum of Rs. 10,74,458/- (Rupees ten NOW THIS INDENTURE WITNESSETH that in pursuance of the said

Continued .. page 5.

THE RESIDENCE OF THE PROPERTY OF THE PROPERTY

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thereof which now are or at any time hereafter shall or may be in the possession, deeds, pattahs, muniments of title whatsoever relating to the said land or any part interest, property, claim and demand whatsoever both at law or in equity of the part percel or member thereof or appurtenant thereto and all the estate, right, title, Vendors into and upon the same or any part thereof TOGETHER WITH all anywise appertaining or usually held, occupied or enjoyed or reputed known as appurtenances whatsoever to the said land or any part thereof belonging to or execution of these presents (the receipt whereof the Vendors do and each of lacs seventy four thousand four hundred fifty eight only) of the lawful money of the passages and all manner of rights, privileges easements, advantages and butted, bounded, called, known, OTHERWISE the said land or any part thereof now is or heretofore was situated thereon (hereinafter collectively referred to as the 'said land') OR HOWSOEVER shown and delineated in the maps/plans annexed hereto and bordered in Red the same a little more or less in R. S. Dag No. 455, R. S. Khatian No. 65, L.R. Dag area of 22 Sataks comprised in R. S. Dag No.452, R. S. Khatian No. 65, LR All That the undivided 18 sataks out of the piece and parcel of land containing an hereby grant transfer convey assign and assure unto and in favour of the Purchaser discharge the Purchaser and the said land) the Vendors do and each of them doth and of and from the same and every part thereof forever acquit release and them doth hereby as also by the receipt hereunder written admit and acknowledge Union of India well and truly paid by the Purchaser to the Vendors at or before the TOGETHER WITH all sewers drains ditches ancient and other lights, paths particularly described in Part I and Part II of the Schedule hereunder written and Mouza Jagannathpur, P.S. Sonarpur, Dist.- South 24-Parganas more fully and No. 493, L.R. Khatian Nos. 17, 21, 267, 43, 493, 567 and 720, both situate lying at 19 salaks out of the piece and percel of land containing an area of 23 Sataks be Dag No. 493, L.R. Khatian Nos. 17, 21, 267, 43, 493, 567 and 720 and an area of numbered, described and distinguished

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absolutely and forever free from all encumbrances whatsoever. intended so to be and every part thereof unto and to the use of the Purchaser HOLD the said land hereby granted, transferred and conveyed or expressed or Vendors may procure the same without any action or suit TO HAVE AND TO power or control of the Vendors or any other person or persons from whom the

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

- to after, defeat, encumber or make void the same; 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 possessed of or otherwise well and sufficiently entitled to the said land hereby contrary the Vendors are now lawfully, rightfully and absolutely seized and respective predecessors in title done or executed or knowingly suffered to the THAT NOTWITHSTANDING any act, deed or thing by the Vendors or their
- 0 and conveyed or expressed or intended so to be unto and to the use of the Purchaser authority to grant, transfer and convey the said land hereby sold, granted, transferred in manner aforesaid aforesaid the Vendors have now in themselves good right, full power and absolute THAT NOTWITHSTANDING any such act, deed or thing whatsoever as
- or any person or persons lawfully or equitably claiming from under or in trust for without any lawful eviction, interruption, claim or demand from or by the Vendors possess and enjoy the said land and receive the rents, issues and profits thereof 0 THAT the Purchaser shall and may at all times hereafter peaceably and quietly

Continued .. page 7.

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FLANTON STORY OF THE PARTY OF T

- acquisition or requisition has been served upon the Vendors; 0 vested in the State of West Bengal and/or has not been acquired and no notice of THAT the land or any part or portion thereof or any interest therein has not
- the Vendors forthwith upon demand; 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 lands upto the date of these presents have been fully paid by the Vendors and if THAT all taxes, land revenue and impositions payable in respect of the said
- also not the subject matter of any litigation; the said land or any part or portion thereof or any interest therein and the same is THAT the Vendors have not entered into any agreement for sale in respect of
- or portion thereof; (9) or other financial accommodation against the security of the said land or any part THAT the Vendors or their predecessors in interest have not taken any loan
- Vendors or any person or persons lawfully or equitably claiming as aforesaid; liens, debts, attachments and encumbrances whatsoever made or suffered by the and sufficiently indemnified of from and against all manners of claims, charges, and released or otherwise by and at the costs and expenses of the Vendors well AND that free and clear and freely and clearly absolutely acquitted, exonerated
- to be done and executed all such acts, deeds and things whatsoever for further times hereafter at the request and costs of the Purchaser do and execute or cause under or in trust for them the Vendors shall and will from time to time and at all claiming any estate or interest whatsoever in the said land or any part thereof from 3 AND further that the Vendors and all persons having or lawfully or equitably

Continued .. page 8.

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the use of the Purchaser in manner aforesaid as shall or may be reasonably better and more perfectly assuring the said land and every part thereof unto and to required.

## THE SCHEDULE ABOVE REFERRED TO

#### PART-

in the map or plan annexed hereto and butted and bounded as follows: Sub-Registrar Sonarpur, in the District of 24 Parganas South bordered in Red ink situate lying at Mouza Jagannathpur, P.S. Sonarpur, J.L.No.51, Touji No.271, District No. 65, L.R. Dag No. 493, L.R. Khatian Nos. 17, 21, 267, 43, 493, 567 and 720 containing an area of 22 Sataks comprised in R. S. Dag No.452, R. S. Khatian ALL THAT the undivided area of 18 sataks out of the piece and parcel of land

On the North : By land in Dag No. 441

On the East : By land in Dag No. 451

On the South : By land in Dag No. 455

On the West : By land in Dag No. 453

#### PART - II

bordered in Red ink in the map or plan annexed hereto and butted and bounded as follows: Touji No.271, District Sub-Registrar Sonarpur, in the District of 24 Parganas South 493, 567 and 720, situate lying at Mouza Jagannathpur, P.S. Sonarpur, J.L.No.51, 455, R. S. Khatian No. 65, L.R. Dag No. 493, L.R. Khatian Nos. 17, 21, 267, 43, containing an area of 23 Sataks be the same a little more or less in R. S. Dag No. ALL THAT the undivided area of 19 sataks out of the piece and parcel of land

On the North : By land in Dag No. 452

On the East : By land in Dag No. 451

On the South : By land in Dag No. 457

On the West : By land in Dag No. 454

Continued .. page 9.

PERMITTED TO

and seal the day month and year first above written, IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hands

SIGNED AND DELIVERED by the said

VENDORS at Kolkata in the presence of:

1. Derfuddin Hondal Teghonia. R. K. pally Sonorpus. 1601-150

ONTHER LANGE 12/2 JUN 11/2/201 The Isling of It 100 BEST 1000 Frank Elmongi

2 Kinned Sarder

Maxendrapur Kol-103

Brank Hardin Manda Read & Exploring by mue by the pen of LT9 of Khatun Board udolin Honda

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

(1) Mohat San Sar Jos. 25/8, M.N. Sun L Newston Born

SULLENE DEVELOPERS LTD.

Director

Continued .. page 10.



### MEMO OF CONSIDERATION

mentioned sum of Rs. 10,74,458/- (Rupees ten lacs seventy four thousand Memo below: RECEIVED of and from the within-named Purchaser the withinfour hundred fifty eight only) being the full consideration money as per

of Ahed Ali Bhangi issucd by UTI Bank Ltd., Garia Branch in favour By Pay Order No. 0/0 / 8 5 dated 2/ /08/2007

of Ajijul Bhangi issued by UTI Bank Ltd., Garia Branch in favour By Pay Order No. 0 /0/8 6 dated 2 //08/2007

Rs. 4,35,600.00

issued by UTI Bank Ltd., Garia Branch in favour By Pay Order No. 0/0/ 1 ? 7 dated 2//08/2007 of Khatoon Bewa

Rs. 4,35,600.00

Total

Rs. 2,03,258.00

Rs. 10,74,458.00

(Rupees ten lacs seventy four thousand four hundred fifty eight only)

WITNESSES BAS WE NO (162)

Somarpur. Kal-150. Togkoria, R. K. pall uddin Monday

Novewal yas ur Kel-103 Kusumba ( Falores parta

STREET STATES Advocate

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TOTAL STREET

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R.S. DAGNO. 453

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R.S.DAGNO.452

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R.S. DAG NO. 458

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R. S. DAG NO. 454

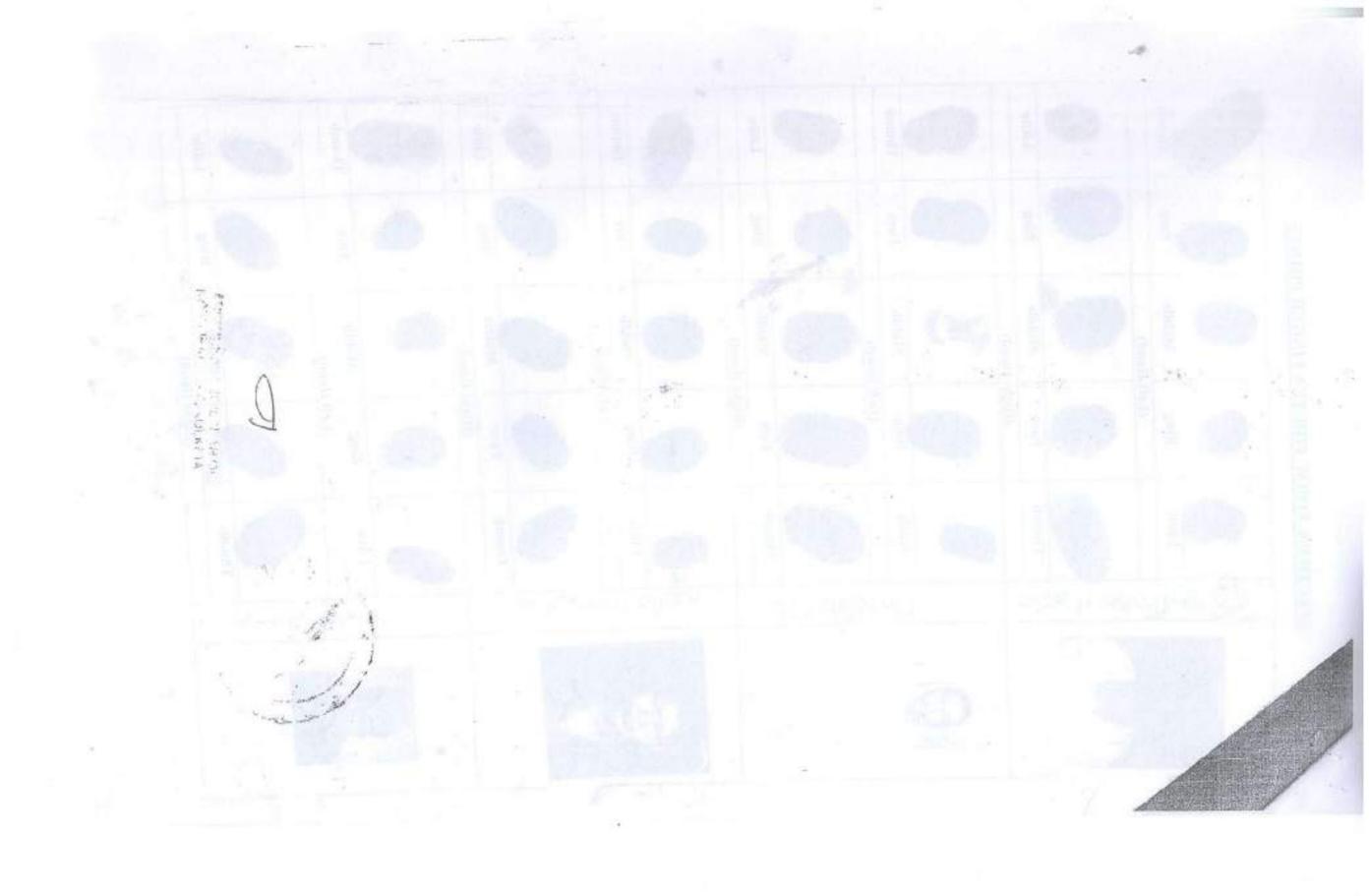
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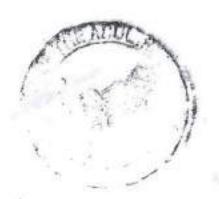
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BETWEEN

AHED ALI BHANGI & ORS.

AND

DEVALOKE DEVELOPERS LIMITED







KHAGENDRA NATH JANA
Advocate
M. K. Roy Chowdhuri & Co.
Solicitors & Advocates
7 Old Post Office Street
2nd floor, Calcutta 700000

# Certificate of Registration under section 60 and Rule 69.

Registered in Book -1 CD Volume number 79 Page from 1833 to 1849 being No 08832 for the year 2008.



(Dines Kumar Mukfropadhyay) 64-November-2009 A. R. A. I KOLKATA Office of the A.R.A. I KOLKATA West Bengal