



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

RS.1000

1354/09 (N)

পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

31.3.09

C 060250



Certified that the document is admitted to registration. This stamp is attached with this document and the same is the part of the document.

Registrar of Assurances - IV
Alipore, South 24 Parganas

DEED OF CONVEYANCE

THIS INDENTURE is made this 31st day of March 2009

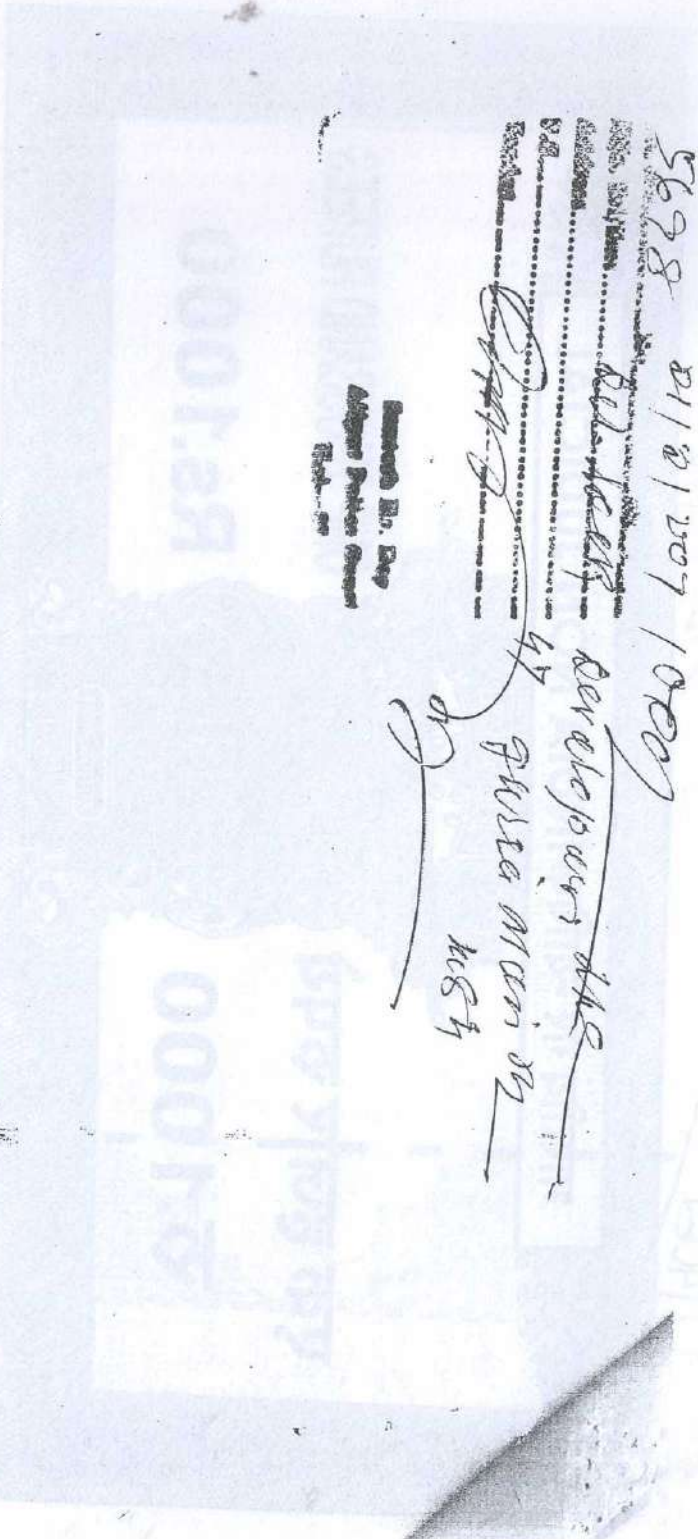
BETWEEN

5698 21/2/2007 10007

Subhash Chandra
Director

Subhash Chandra
Director

Developers the
47
Pulse Inn in
KST



Subhash Chandra



MS



FOR DEVELOPE DEVELOPEERS LTD.
Subhash Chandra

Director



MS

Ms. Sima Palit



MS

Fauzida Bibi



Newton Bann.

S/O. Late P.K. Bann

25/8, M.N. Garden

161, 7th Floor

Source

Director Sub-Registrar-IV
Alipore, South 24 Parganas

Government Of West Bengal
Office of the D.S.R.-IV SOUTH 24-PARGANAS
ALIPORE
Endorsement For deed Number :1-01354 of :2009
(Serial No. 01403, 2009)

n 01/04/2009

ertificate of Market Value(WB PUVI rules 1999)

ertified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 321417/-
ertified that the required stamp duty of this document is Rs 19295 /- and the Stamp duty paid as: Impresive Rs- 1000

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

resented 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. Sirajul Haque Fakir, son of Lt Borjahan Fakir ,Mahitalab,magrahat 24 Pgs(s) , Thana Magrahat, By caste Muslim,by Profession :Others
 2. Farida Knatun, wife of Sirajul Haque Fakir ,Jagannathpur,phanjipara,sonarpur 24 Pgs(s) , Thana Sonarpur, By caste Muslim,by Profession :House wife
 3. Sri Sukanta Kundu,Director,Devaloke Developers Ltd,47,garia Main Rd ,Kolkata-84, profession :Service
- Identified By Sri N Basu, son of Lt P.K. Basu 25/8 M.n.sen Lane Kolkata 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)

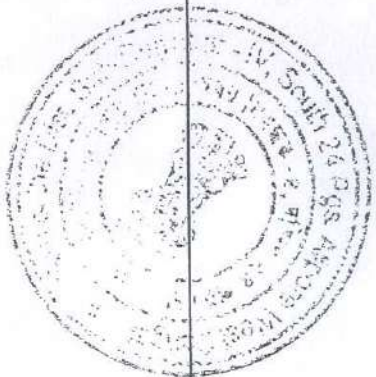
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,4
of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 3531/- , E = 7/- , H = 28/- , M(b) = 4/- on:02/04/2009

Deficit stamp duty

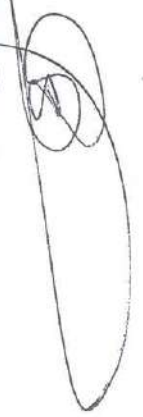
Deficit stamp duty Rs 18305/- is paid, by the draft number 310020, Draft Date 31/03/2009 Bank Name State Bank Of
India



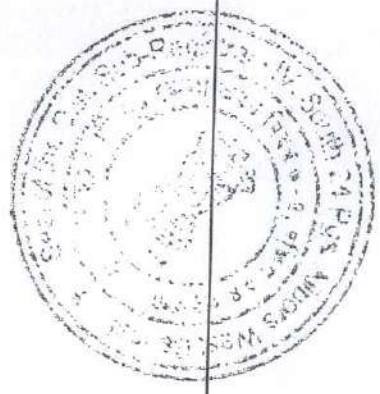
[Sukumar Biswas]
DISTRICT SUB-REGISTRAR-IV
OFFICE OF THE DISTRICT SUB-REGISTRAR-IV OF SOUTH 24-
PARGANAS
Govt. of West Bengal

, Mairamayatala, 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 31st day of March, Two Thousand Nine BETWEEN
SIRAJUL HAQUE FAKIR son of Late Borjahan Fakir, residing at Village Mahitalab,
P. S. Magrahat, District South, 24 Parganas FARIDA KHATUN daughter of Mahasin
Bhangji and wife of Sirajul Haque Fakir, residing at village Jagannathpur,
Bhangipara, 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, Mahamayata, 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,

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District Sub-Registrar, IV
Alipore, South 24 Parganas

... ..

Amanat Ali Mondal and Arjed Ali Mondal as his only heirs and legal representatives who jointly inherited the entire land in equal shares.

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 Khatun 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 Khatun 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 Baruipur for determination of his share in the entire land.

G. By a decree dated 27th November 1987 passed by the Learned Second Munsiff, at Baruipur 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 Arjed Ali Mondal became the absolute owner of 11 annas and 10 gondas in the entire land equivalent to 21.74 Cottahs.

I. The said Arjed Ali Mondal who was a Muslim governed by the Mohamedan School of Law died intestate on the 2nd day of November 1998 leaving him surviving his widow, Rijja Bewa, and his four sons, Mostaque Ali Mondal, Tayab Ali Mondal, Kurban Ali Mondal and Ismail Ali Mondal as his only heirs and legal representatives who jointly inherited his undivided 11 annas 10 gondas share in the entire land.

J. By a Bengali Kobala dated the 25th day of March 2004 made between the said Rijja Bewa, Mostaque Ali Mondal, Tayab Ali Mondal, Kurban Ali Mondal and Ismail Ali Mondal therein jointly referred to as the Vendors 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. 51, Pages 71 to 78, Being No. 2793 for the year 2004, the said Vendors 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 1 Cottah 12 Chitacks be the same a little more or less out of Arjed'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.

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District Sub-Registrar-IV
Alipore, South 24-Parganas

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J. The Vendors have agreed to sell and the Purchaser has agreed to purchase free from all encumbrances, charges, liens, lispensers, acquisitions, requisitions, attachments, trusts of whatsoever nature All That the said land at and for the consideration of a sum of Rs. ~~1,44,000/-~~ ^{1,44,000/-} (Rupees one lakh ~~forty four~~ ^{fourty four} thousand ~~six~~ ^{hundred} only).

Md. Sirajul Haque
Fauzida Bibi

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. ~~1,44,000/-~~ ^{1,44,000/-} (Rupees one lakh ~~forty four~~ ^{fourty four} thousand ~~six~~ ^{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 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 1 Cottah 12 Chittacks 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 DOTN 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 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 1 Cottah 12 Chittacks 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 land 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 remaining land in R.S. Dag No. 17
On the East : By remaining land in R.S. Dag No. 17
On the South : By land in R.S. Dag No. 18
On the West : By land in R.S. Dag No. 494/17

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 :
Ms. Sinafal Haque Fakir

Narain Ban ✓ *Farida Bibi*

Mohai Sarkar

SIGNED AND SEALED by the
said PURCHASER at Kolkata in the presence of :
FOR DEVELOPE DEVELOPERS LTD.
Sukhman Mondal
Director

Narain Ban

Mohai Sarkar

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THE SCHEDULE ABOVE REFERRED TO

Main body of handwritten text, appearing to be a list or schedule of items, possibly related to land or property.



**District Sub-Registrar - IV
Alipore, South 24 Parganas**

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MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 1,59,600/- (Rupees one lakh fifty nine thousand six hundred only) being the full consideration money as per particulars below :

By Pay Order No.X.... dated/03/2009
issued by : X.... Bank, X.... Branch in favour
of Cash.

	1,44,000/-
Total	<u>Rs. 1,59,600-00</u>
	1,44,000/-

forty four thousand Only,
(Rupees one lakh ~~five~~ ~~thousand~~ ~~six~~ ~~hundred~~ ~~only~~)

Md. Sirajul Haque Fakir
Faaida Bibi

WITNESSES :

Neelam Bora
25/8, M. N. Park,
Kest. 750 040

Mohini Sarkar ✓
Kamalganj ✓
Kest-103 ✓

Mr. Sirajul Haque Fakir ✓
Faaida Bibi ✓

Drafted by me,

[Signature]
ADVOCATE

District Sub-Registrar-IV
Alipore, South 24-Parganas

STAMP



1919 August

1919 August 14

ADDRESSEE

Handwritten address details, including a name and location.

Handwritten signature or name at the bottom right of the page.

Vertical text on the right side, possibly a date or reference number.

RECEIVED stamp with handwritten details and a date.

RECEIVED stamp with a date and other administrative markings.

MEMO OF CORROBORATION



NAME

SIGNATURE *Sherminal*

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



NAME

SIGNATURE *M. S. Sinayulhane Fakir*

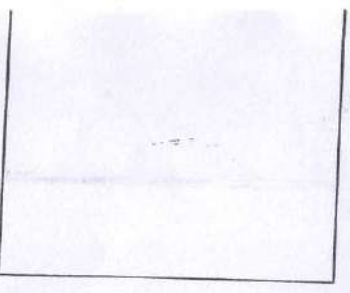
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Left Hand					
Right Hand					



NAME

SIGNATURE *Faizula Bibi*

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Left Hand					
Right Hand					



NAME

SIGNATURE

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Left Hand					
Right Hand					

District Sub-Registrar-TV
Alipore, South 24-Parganas

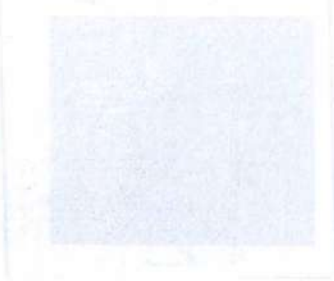


Sl. No.	Print	Signature	Handwritten Name	Handwritten Address	Handwritten Telephone No.	Handwritten Profession	Handwritten Occupation	Handwritten Other Particulars



Signature of the Registrant

Sl. No.	Print	Signature	Handwritten Name	Handwritten Address	Handwritten Telephone No.	Handwritten Profession	Handwritten Occupation	Handwritten Other Particulars



Signature of the Registrant

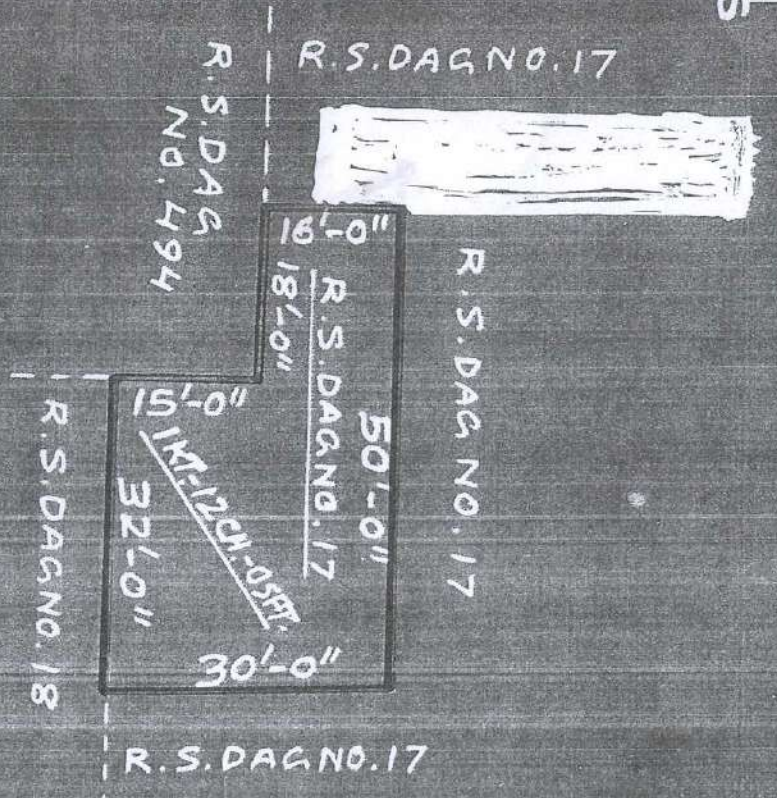
Sl. No.	Print	Signature	Handwritten Name	Handwritten Address	Handwritten Telephone No.	Handwritten Profession	Handwritten Occupation	Handwritten Other Particulars



Signature of the Registrant

SITE PLAN OF R. S. DAG NO. 17 (PART),
MOUZA-NISCHINTAPUR, S.L. NO. 53,
P.S.-SONARPUR, DIST.-24 PARAGANAS (SOUTH),
UNDER RAJAPUR-SONARPUR MUNICIPALITY,
SCALE:- 1" =

AREA OF LAND:- 1 KT-12 CH.-0 SFT. (MORE OR LESS)
SHOWN IN RED BORDER



FOR DEVELOPER DEVELOPERS LTD.

Director

Mr. Sonarajit Kumar Ekkin

Foundada Bibi

DRAWN BY:- Aman Das
Narayanapuram, 24, 1990 (S)

1994-1995
REGION I B. RAJASTHAN
2000-2001
2001-2002

1994-1995
2000-2001
2001-2002



District Sub-Registrar, IV
Alipore, South 24-Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 154 to 166
being No 01354 for the year 2009.



(Signature)

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

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