

4968 N88CWDtpur I 04125/2014



West Bengal State Bank Certified that the document is admitted to registration in accordance with the provisions of the Registration Act, 1908. K 771881

the endorsement here is attached with this document as part of this document

[Handwritten signature]



06 JUN 2014

THIS INDENTURE made this 6th day June, Two Thousand Fourteen **BETWEEN MD. GIASUDDIN MULLA**, son of Ajjar Rahaman Mulla, resident of Village Tegharia, P.O. Ramkrishna Pally, P.S. Sonampur, District South 24 Parganas and also of Village Mouli, P.O. Malancha, P.S. Mirikhan, District North 24 as, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his 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 - 700084 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

Serial..... 775
Name..... Sumit Datta Choudhary Date 05/06/14
Address..... Alipore Police Court, Alipore, Kolkata-75
Rs..... 1000/-
A. K. PURKAYASTHA (Slamp Vendor)
Alipore Police Court, Koi-27





Datta





06 JUN 2014

Datta Choudhary
Advocate
Alipore Court
K.

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 04268 / 2014, Deed No. (Book - I , 04125/2014)
 gnature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sukanta Kundu 47-Garia Main Rd Mahamayatala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	 06/06/2014	 LTI 06/06/2014	<i>Sukanta Kundu</i> 6/6/14

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Md Giasuddin Mulla Address -Tegharia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India,	Self	 06/06/2014	 LTI 06/06/2014	<i>Md. Giasuddin Mulla</i>
2	Sukanta Kundu Address -47 Garia Main Rd Mahamayatala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 06/06/2014	 LTI 06/06/2014	<i>Sukanta Kundu</i>

Name of Identifier of above Person(s)

Sumit Dutta Chowdhury
 Allpore Police Court F /487/276/01, District:-South
 24-Parganas, WEST BENGAL, India, Pin :-700027
 Signature of Identifier with Date
Sumit Dutta Chowdhury
 6/6/14



(Tridip Misra)
 DISTRICT SUB-REGISTRAR-IV
 Office of the D.S.R. - IV SOUTH 24-PARGANAS



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

Endorsement For Deed Number : I - 04125 of 2014
(Serial No. 04268 of 2014 and Query No. 1604L000009497 of 2014)

On 06/06/2014

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. 17019/- is paid , by the draft number 795068, Draft Date 05/06/2014, Bank Name State Bank of
India, Specialised Insti Bkg Kolkata, received on 06/06/2014

(Under Article : A(1) = 16973/- , E = 14/- , H = 28/- , M(b) = 4/- on 06/06/2014)

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.-15,43,125/-

Certified that the required stamp duty of this document is Rs.- 92608 /- and the Stamp duty paid as:
Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 91700/- is paid , by the draft number 795067, Draft Date 05/06/2014, Bank :
State Bank of India, Specialised Insti Bkg Kolkata, received on 06/06/2014

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

Presented for registration at 12.01 hrs on :06/06/2014, at the Office of the D.S.R. - IV SOUTH
24-PARGANAS by Sukanta Kundu ,Claimant.

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

Execution is admitted on 06/06/2014 by

1. Md Glasuddin Mulla, son of Ajjar Rahaman Mulla , Tegharia, Thana:-Sonarpur, District:-South
24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
2. Sukanta Kundu
Director, Devaloke Developers Ltd, 47 Garia Main Rd, District:-South 24-Parganas, WEST BENGAL,
India, Pin :-700084.
, By Profession : Others

Identified By Sumit Dutta Chowdhury, son of .., Alipore Police Court F /487/276/01, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.



(T. Misra)
DISTRICT SUB-REGISTRAR-IV

LAND PLAN OF SRI GIASUDDINI MULLA

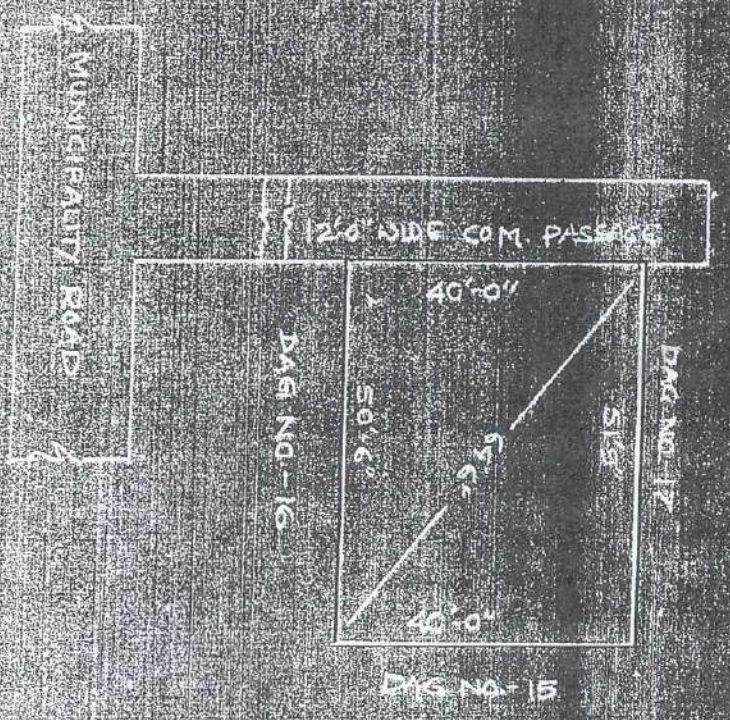
T.L. 53 AT MOURA NISCHINTAPUR R.S. DAG NO-16 (P)

P.S. SONARPUR DIST. 24 PARS (S) UNDER RAIPUR. SONARPUR

MUNICIPALITY

AREA OF LAND - 2.213 CH/19 SFT

AREA SHOWN IN RED BORDER



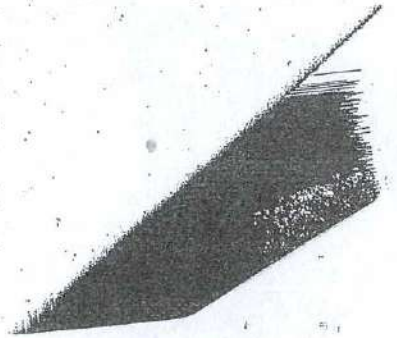
PREPARED BY
Sri Giasuddin Mulla

DATE: 15/11/2015

06 JUN 2014



Lin

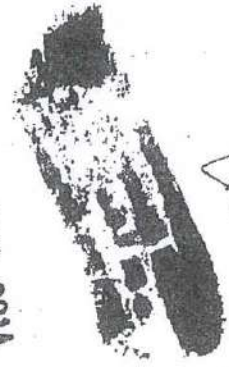


repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the OTHER PART :

WHEREAS:

- A. By a deed of conveyance dated 19th November 1956 duly registered in the office of the Sub-Registrar, Barulpur 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 0.32 acres, be the same a little more or less, contained in R.S. Dag No. 16 (now renumbered as L.R. Dag No. 7) 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. 16 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 2nd Munsiff at Barulpur against the said Arjed Ali Mondal and Marjina Khatun. By a judgment and decree dated 5th May 1987, the Learned 2nd Munsiff at Barulpur 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. 16 (thereafter renumbered as L.R. Dag No. 7).
- C. By a Deed of Conveyance dated 26th May 1995 made by and between the said Hayatunnessa Bibi as Vendor and one Dev Kumar Bandyopadhyay as Purchaser and duly registered in the office of the Additional District Sub-Registrar, Sonarpur and recorded therein in Book No. 1, Volume No. 56 at pages 55 to 62 being Deed no. 3630 of 1995, the said Hayatunnessa Bibi sold a demarcated area admeasuring 2 cottahs 13 chhitaks 19 square feet out of the total land contained in the said R.S. Dag No. 16, L.R. Dag No. 7 situate and lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas to the said Dev Kumar Bandyopadhyay.

0 6 JUN 2014



D-1102



D. The said Dev Kumar Bandyopadhyay, after purchase of the aforesaid 2 cottahs 13 chhitaks 19 square feet of land being a demarcated portion of the total land contained in the aforesaid R.S. Dag No. 16, L.R. Dag No. 7 situate and lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas, duly had his name mutated in the records of the concerned Block Land and Land Reforms Officer.

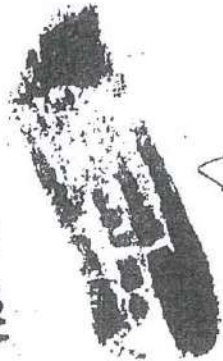
E. By a Deed of Conveyance dated 23rd June 2011 made by and between the said Dev Kumar Bandyopadhyay as Vendor and Md. Giasuddin Mulla as Purchaser and duly registered in the office of the District Sub-Registrar - IV, South 24 Parganas and recorded therein in Book No. 1, CD Volume No. 15 at pages 5952 to 5966 being Deed no. 04646 for the year 2011, the said Dev Kumar Bandyopadhyay sold the aforesaid demarcated area admeasuring 2 cottahs 13 chhitaks 19 square feet out of the total land contained in the said R.S. Dag No. 16, L.R. Dag No. 7 situate and lying at Mouza Nischintapur, P.S. Sonarpur in the district of South 24 Parganas to the said Md. Giasuddin Mulla, the Vendor abovenamed.

F. The said Md. Giasuddin Mulla, after purchase of the aforesaid 2 cottahs, 13 chhitaks 19 square feet of land, duly had his name mutated in the records of the concerned Block Land and Land Reforms Officer.

G. The Vendor abovenamed has agreed to sell and the Purchaser abovenamed has agreed to purchase free from all encumbrances, charges, liens, lispensens, acquisitions, requisitions, attachments, trusts of whatsoever nature All That the said 2 cottahs 13 chhitaks 19 square feet of land being the demarcated North-Eastern portion of the land contained in R.S. Dag No. 16 demarcated North-Eastern portion of the land contained in R.S. Dag No. 16 (now numbered as L.R. Dag No. 7) 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. 15,00,000/- (Rupees fifteen lakhs only)

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 15,00,000/- (Rupees fifteen lakhs only) of the lawful money of the Union of India well and truly paid

06 JUN 2014



Handwritten signature or initials.



4

by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor 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 Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser All That the 11 decimals of land being All That the 2 cottahs 13 chhitaks 19 square feet of land being the demarcated North-Eastern portion of the land contained in R.S. Dag No. 16 (now numbered as L.R. Dag No. 7) 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 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 VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :

(a) THAT NOTWITHSTANDING any act, deed or thing by the Vendor or his predecessors in title done or executed or knowingly suffered to the contrary the Vendor is 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

06 JUN 2014



Handwritten signature or initials.



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 Vendor has now in himself 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for him ;

(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 Vendor ;

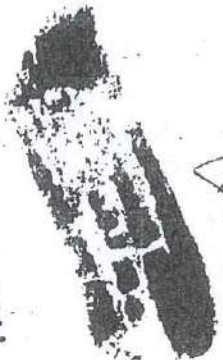
(e) THAT all taxes, land revenue and impositions payable in respect of the said lands upto the date of these presents have been fully paid by the Vendor and if any portion of such taxes, levies, impositions etc. is or are found to have remained unpaid for the period upto the date of these presents, the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

(f) THAT the Vendor has 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 Vendor or his 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 Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid ;

06 JUN 2011



[Handwritten signature]



(i) AND further that the Vendor 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 Vendor 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 Bastu land admeasuring 2 cottahs 13 chhitaks 19 square feet, along with structure be the same a little more or less, being the demarcated North-Eastern portion of the land contained in R.S. Dag No. 16 (now numbered as L.R. Dag No. 7) under L.R. Khatian Nos. 70 and 369 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.

SIGNED AND DELIVERED

by the VENDOR at Kolkata

in the presence of :

Sumit Datta Choudhury

Alipore Police Const.

Kat-27.

Subhash Chandra
(PAN NO. BFEPM1558M)

DEVALOKE DEVELOPERS LTD

Subash Chandra

DIRECTOR

SIGNED AND ACCEPTED

by the PURCHASER at Kolkata

in the presence of :

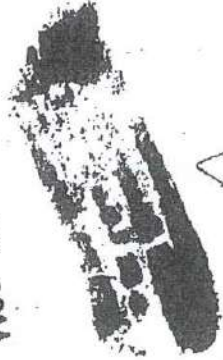
Sudhakar Chatterjee

Alipore Police Const.

Kolkata - 27.

(PAN NO. AACCD SISEJ)

06 JUN 2014



Handwritten signature or initials



MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 15,00,000/- (Rupees fifteen lakhs only) being the total consideration payable as per particulars below :

By Pay Order No. 041202... dated 05/06/2014	Rs. 10,00,000/-
issued by Axis Bank Ltd., Garia Branch in favour	Rs. 5,00,000/-
of the Vendor & Cash.	Rs. 15,00,000.00
Total	Rs. 15,00,000.00

((Rupees fifteen lakhs only))

Adv. Chandra Shekhar

WITNESSES:

1. *Sumit Dutta Chaudhary*
Mirpur Police Const.
Kat-24

2. *S. Sankar Chatterjee*
Mirpur Police Const.
Kat-27

Drafted by me,



(SUMIT DUTTA CHOUDBHURY)

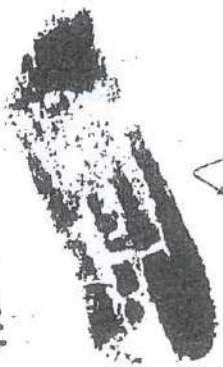
Advocate

Mirpur Police Const.

Kolkata - 700027.

F-487/276/2001

06 JUN 2014



Am

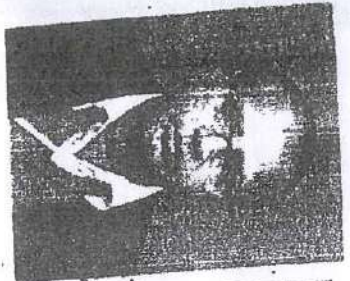




Name SUKANTAKUNDU
Signature Sukant Kundu

left hand						
right hand						

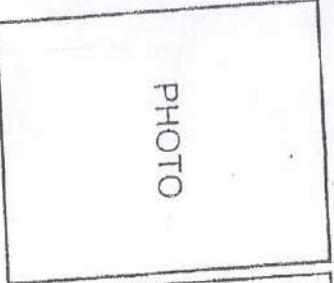
Thumb 1st finger Middle Finger Ring Finger Small Finger



Name MD. GIASUDDIN MULLA
Signature MD. GIASUDDIN MULLA

left hand						
right hand						

Thumb 1st finger Middle Finger Ring Finger Small Finger



Name
Signature

left hand						
right hand						

Thumb 1st finger Middle Finger Ring Finger Small Finger

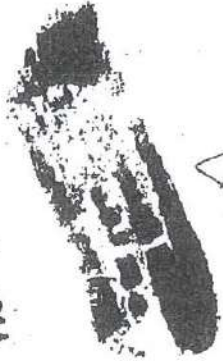


Name
Signature

left hand						
right hand						

Thumb 1st finger Middle Finger Ring Finger Small Fin

06 JUN 2014



[Handwritten signature]



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 1174 to 1186
being No 04125 for the year 2014.

50



(Tridip Miskal) 06-June-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal