



৪১৪  
৩১/১০/১৭  
অফিসভাবেণ পশ্চিমবঙ্গের পশ্চিমবঙ্গ WEST BENGAL

২৭২২, ৫০৪

A 835031

Admissible under Rule 87, duly attested that the instrument has been registered in the office of the Registrar of Stamps, West Bengal, under the Indian Stamp Act, 1899 registered subject to determination of the Registrar of Stamps amended by W. Bengal, reference II / Sub-section 1 of Section 77 of the Indian Stamp Act, 1988.

AS SURETY FOR THE PAYMENT OF THE TAXES AND DUTIES IN THE DISTRICT OF ...  
Collector.

**THIS INDENTURE** made this 31<sup>st</sup> day of January, Two Thousand Seven  
**BETWEEN BASIR DHALI ALIAS BASIRUDDIN DHALI**, son of Late Akbar  
 Dhali, residing at Village Jagannathpur, P.S. Sonarpur, District 24  
 Parganas South 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

Continued .. page 2.  
 A-8327  
 E-55  
 9-1-55  
 291258  
 296360  
 291087  
 45700/-  
 910-2500  
 118574000/-  
 8487



82197

Sold in .....  
Address .....  
Value 25 JAN 2007  
Mortgage Court Act

Vendor Residence  
days of .....  
year .....  
month .....  
day .....  
Presented for Registration

days of January 2007 on the 25th  
Vendor Residence at 49, Garcia Man  
RD-84,

31/1/07  
ADDITIONAL REGISTRAR  
ASSURANCE, KUALA

DEVALOKE DEVELOPERS LTD.  
DIRECTOR



Sivo

45N4B19M14-1

Director for Doral  
Developers  
Wdun Shali SD  
Aples Shali,

Dilip Kumar  
148,  
Naxandra for  
RD-1

ADDITIONAL REGISTRAR  
ASSURANCE, KUALA  
31/1/07

Identified by me:  
Dilip Kumar, Haldar  
148, Naxandra for RD-103  
P. D. Naxandra for RD-103

es  
. A.  
ce  
t B



Companies Act, 1956 having its registered office at No. 47, Garia Main Road, Kolkata - 700 084, 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 PARTY :

W H E R E A S :

- A. One Akbar Ali Dhali was the absolute owner of amongst other properties All That the piece and parcel of land measuring 18 Cottahs 2 Chittacks 18 sq ft. equivalent to 30 Sataks be the same a little more or less situate lying at Mouza- Jagannathpur, P.S. Sonarpur, comprised in R. S. Dag Nos. 440, 441 and 443 R. S. Khatian No. 190, L. R. Dag Nos. 482, ~~P.R.~~ ~~R.~~ Khatian Nos. 403, 502, 517 and 695 more fully and particularly described in the Schedule hereunder written and as shown and delineated by red ink in the map or plan annexed hereto (hereinafter referred to as the "said land").
- B. The said Akbar Ali Dhali who was a Muslim inhabitant governed by the Mohammedan School of Law died intestate on leaving him surviving his two sons namely, Basir Dhali and Farman Dhali and five daughters namely, Sabjan Bibi, Bishu Bibi, Kurmani Bibi, Dujan Bibi, Phuljan Bibi, Himjan Bibi as his only heirs and legal representatives who jointly inherited the said land absolutely and forever.
- C. By a Bengali Kobala dated the 12<sup>th</sup> day of July, 1967 made between the said Sabjan Bibi, Bishu Bibi and Kurmani Bibi therein jointly referred

Continued .. page 3.





to as Vendors of the One Part and the Vendor herein therein referred to as the Purchaser of the Other Part and registered in the office of the Sub-Registrar Baruipur in Book No. 1, Volume No. 100, Pages 77 to 80, Being No. 7096 for the year 1967, the said Vendors therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Vendor herein All That their undivided share in the said land more fully and particularly described in the schedule thereunder written absolutely and forever.

D. By a Bengali Kobala dated the 22<sup>nd</sup> day of March, 1971 made between the said Himjan Bibi therein referred to as Vendor of the One Part and the Vendor herein referred to as the Purchaser of the Other Part and registered in the office of the Sub-Registrar Sonarpur in Book No. 1, Volume No. 16, Pages 32 to 35, Being No. 872 for the year 1971, the said Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Vendor herein All That her undivided share in the said land more fully and particularly described in the schedule thereunder written absolutely and forever.

E. By a Bengali Kobala dated the 31<sup>st</sup> day of August, 1982 made between the said Phuljan Bibi therein referred to as Vendor of the One Part and the Vendor herein therein referred to as the Purchaser of the Other Part and registered in the office of the Sub-Registrar Sonarpur in Book No. 1, Volume No. 95, Pages 230 to 235, Being No. 4792 for the year 1982, the said Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Vendor herein All That her undivided share in the said land more fully and particularly described in the schedule thereunder written absolutely and forever.

Continued .. page 4.





F. By a Bengali Kobala dated the 8<sup>th</sup> day of February, 1988 made between the said Duljan Bibi therein referred to as Vendor of the One Part and the Vendor herein referred to as the Purchaser of the Other Part and registered in the office of the Sub-Registrar Sonarpur in Book No. 1, Volume No. 11, Pages 93 to 99, Being No. 790 for the year 1988, the said Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Vendor herein All That her undivided share in the said land more fully and particularly described in the schedule thereunder written absolutely and forever.

G. By a Bengali Deed of Partition dated the 3<sup>rd</sup> day of February, 2005 made between the Vendor herein therein referred to as First Party of the One Part and Sukur Dhali, Rahaman Dhali, Fazel Dhali, Kauser Dhali, Smt Acchiya Bibi, Smt Monoara Bibi, Smt Rehana Bibi, Smt Sahanara Bibi and Smt Hiramon Bibi therein jointly referred to as the Second Parties of the Other Part and registered in the office of the Additional District Sub-Registrar Sonarpur in Book No. 1, Volume No. 106, Pages 131 to 156, Being No. 5573 for the year 2005, the said Vendor herein All That the said land more fully and particularly described in the first schedule thereunder written absolutely and forever.

H. The Vendor has 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 said land at and for the consideration of a sum of Rs. 7,61,250/- (Rupees seven lacs sixty one thousand two hundred fifty only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 7,61,250/- (Rupees )

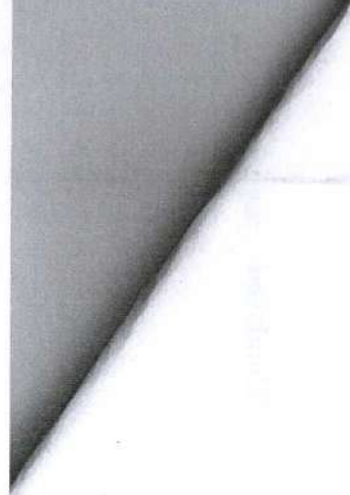
Continued .. page 5.





seven lacs sixty one thousand two hundred fifty only) of the lawful money of the Union of India well and truly paid 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 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 containing an area of 18 Cottahs 2 Chittacks and 18 Sq ft. be the same a little more or less situate lying at Mouja Jagannathpur, Police Station Sonarpur, in R.S. Dag Nos.440, 441, 443 R.S. Khatian No 190, L.R. Dag No. 482, L.R. Khatian Nos. 403, 502, 517 and 695 in the District of 24 Parganas South 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 Vendor 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

Continued .. page 6.



The following information is provided for your information only. It is not intended to constitute an offer of insurance or any other financial product. Please consult your agent for more information.

**ADDITIONAL REGISTRAR'S ASSURANCES**



other person or persons from whom the Vendor 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 DOETH 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 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) 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;

(e) 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 him 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 land containing an area of 18 Cottahs 2 Chittacks 18 sq ft. (and upon actual measurement containing an area of 18 Cottahs 2 Chittacks) be the same a little more or less situate and lying at Mouza Jagannathpur. P.S. Sonarpur, J.L.No.51, Touji No.825, comprised in R.S. Dag Nos. 440, 441 and 443, R.S. Khatian No 190, L.R. Khatian Nos. 403, 502, 517 and 695 L.R. Dag No. 482, District Sub-Registrar



Continued .. page 8.

...the ... of ...  
...the ... of ...  
...the ... of ...  
...the ... of ...  
...the ... of ...

...the ... of ...  
...the ... of ...  
...the ... of ...  
...the ... of ...  
...the ... of ...

... ..

... ..

... ..  
... ..  
... ..

... ..



Sonarapur, in the District of 24 Parganas South as bordered in Red in the map or plan annexed hereto .

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand and seal the day month and year first above written.

SIGNED      SEALED      AND      DELIVERED by the said VENDOR  
A. B. B. W. K. M. S. R.

at Kolkata in the presence of:  
1) Dilip Kumar Halder  
148 Green Park  
P.O. Navrangpally West-103  
2) Sreeraj Sanyal  
P.O. - Topanmudra  
P.O. - P. K. Path P. S. Sonarapur  
101-150  
Read over and explained by me  
to the Vendor in Bengali  
Dilip Kumar Halder

SIGNED      SEALED      AND

DELIVERED by the said

PURCHASER at Kolkata in the

presence of :

or DEVALOKE D. WILKINS LTD.  
Swarnap  
DIRECTOR      DIRECTOR

1) A. B. B. W. K. M. S. R.  
34 G. M. S. Road  
Kolkata 700019

2) Subhankar  
4th Avenue  
Kolkata-84



REGISTRAR  
P. O. TUESDAY, 1902

7

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED



MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 7,61,250/- (Rupees seven lacs sixty one thousand two hundred fifty only) being the full consideration money as per particulars below :-

By Bank draft / Pay Order No. 004407  
dated 29/01/2007 issued by UTI Bank Ltd.,

Garia Branch

.....

Rs. 5,11,250.00

By Cash

.....

Rs. 2,50,000.00

Total

Rs. 7,61,250.00

(Rupees Rupees seven lacs sixty one thousand two hundred fifty only)

WITNESSES:

1) Delip Kumar Halder  
148 Green Park  
P.O. Newmarketapur Kolkata-103

ব্রজেন কুমার

Read over and explained  
me to the Vendor in  
Bengali

2) Prasanna Sen  
with Jagannath Pr  
P.O. K.V. Park  
P.S. Seemapur  
Kol-150

Delip Kumar Halder

Drafted by me

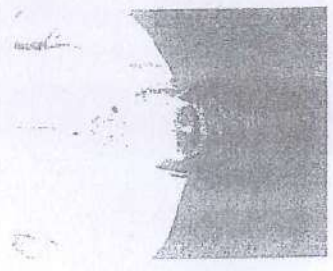
Advocate







SPECIMEN FORM FOR TEN FINGER PRINTS



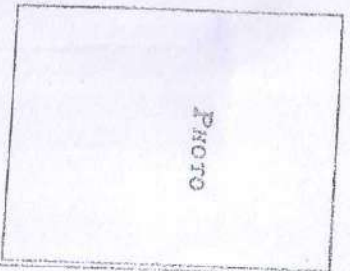
*William Wilson*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



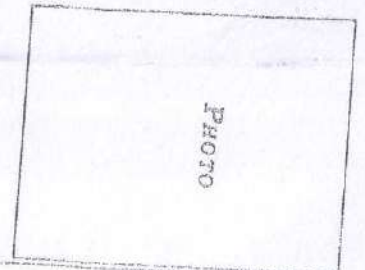
*Swamp Rock*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



*Swamp Rock*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



*Swamp Rock*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



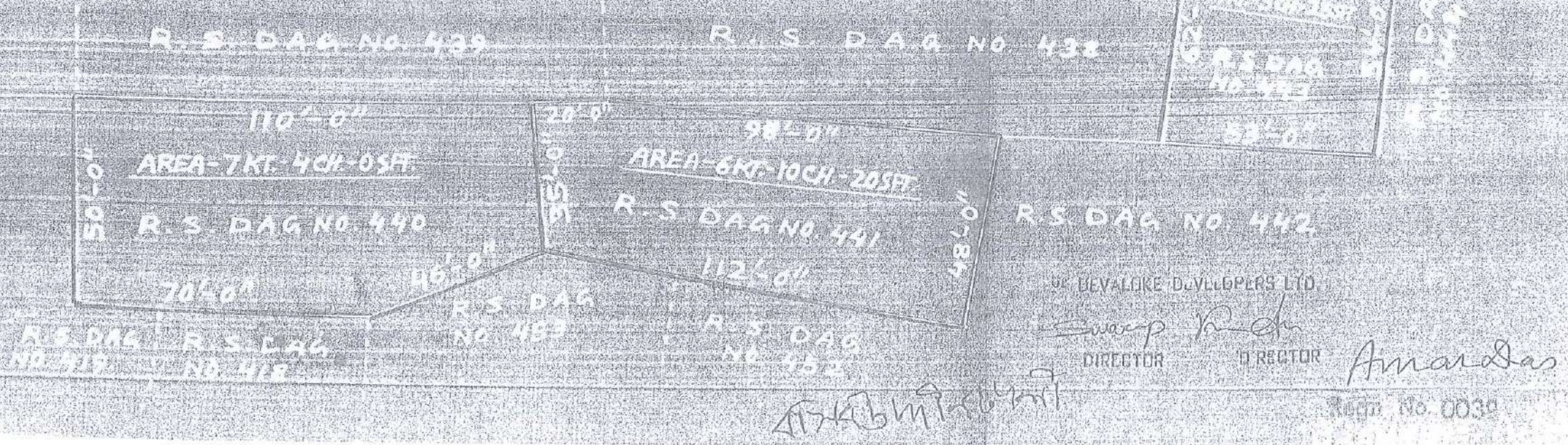


SITE PLAN OF R.S. DAG NO. 440, 441 & 443, MOUZA - JAGANNATHPUR,  
P.S. - SONARPUR, DIST. - 24 PARGANAS, J.L. NO. 51,  
UNDER RAJPUR - SONARPUR MUNICIPALITY, WARD NO. 7,

SCALE :- 1" = 33'

AREA OF LAND

- R.S. DAG NO. 440 :- 7KT - 4CH - 0SFT (MORE OR LESS)
- R.S. DAG NO. 441 :- 6KT - 10CH - 20SFT (MORE OR LESS)
- R.S. DAG NO. 443 :- 4KT - 3CH - 25SFT (MORE OR LESS)



OF BEVALDIKE DEVELOPERS LTD.  
Swarp Ruch  
DIRECTOR DIRECTOR  
Amar Das  
Room No. 0030



1950

REGISTRATION

7

AGRICULTURE



Registered in  
BOOK NO. ....  
VOL. NO. ....  
PAGE NO. .... TO ...  
DEED NO. ....  
YEAR .....

Registered in  
BOOK NO. ....  
VOL. NO. ....  
PAGE NO. .... TO ...  
DEED NO. ....  
YEAR .....

DATED THIS

BETWEEN

BASIRUDDIN DHALI

AND

DEVALOKE DEVELOPERS LIMITED

CONVEYANCE

ADDITIONAL REGISTRAR  
ASSURANCE 94, KOLKATA 1

ADDITIONAL REGISTRAR  
ASSURANCE 94, KOLKATA 1

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 65.

Registered in Book - I  
CD Volume number 67  
Page from 1125 to 1138  
being No 02012 for the year 2008.



*D.K.*  
(Dines Kumar Mukhopadhyay) 05-May-2009  
A. R. A. -I KOLKATA  
Office of the A.R.A.-I KOLKATA  
West Bengal

(16)