

0240

14/2/09



604580

पश्चिम बंगाल WEST BENGAL

6063/14/2/09
 पश्चिम बंगाल
 V.C. NO. 407 Pt. 16/7/09
 250/-
 200/-
 450/-

REGISTRATION ACT 1908
 22 JUL 2009

Certified that the document is admitted to registration. This signature sheet/s and document are the part of this document.

DEED OF CONVEYANCE

THIS INDENTURE made this 16th day of July Two Thousand and

Nine (2009)

9222

15 JUL 2009

5002

Sl. No. Di. Ruptos.
 M.S. Sr / Smt. Devaloke Developers Amilab
 Address: H.F. Ganga, mgun rd
 P.S. Wata
 Ven. Wata

Santosh Kr. Das
 ALIPUR POLICE COURT
 Kolkata - 27

5001

Devaloke DEVALOKE Constructions (P), Ltd.
 DEVALOKE DEVELOPERS LTD.
 Subank Mond

Director



910

Subank Mond



911

M.D. Halder

Mohammad Halder

Subank Mond
 04/04/85, Born
 15/8 MR Sr Lax
 Cm, 40
 Secular



RECEIVED
 ALIPUR POLICE COURT
 12 JUL 2009

Government Of West Bengal
Office of the D.S.R.-IV SOUTH 24-PARGANAS
ALIPORE
Endorsement For deed Number :1-04028 of :2009
(Serial No. 03420, 2009)

On 21/07/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 495898/-
Certified that the required stamp duty of this document is Rs 29764 /- and the Stamp duty paid as: Impressive Rs- 5000

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

Presented for registration at 20.00 hrs on :21/07/2009,at the Private residence by Sukanta Kundu,Claimant:

Admission of Execution(Under Section 58)

Execution is admitted on 21/07/2009 by
1. Nur Mohammad Halder, son of Samad Ali Halder ,Kusumba Halderpara , Thana Sonarpur, By caste Muslim, by Profession : Others
2. Sukanta Kundu, Director, Devaloke Developers Ltd ,47, garia Main Rd, Kol-84, profession :Others
Identified By Newton Basu, son of Lt. P. K. Basu 25/8, m. n. sen Lane 700040 Thana: ., by caste Hindu, By Profession : Service.

Name of the Registering officer : Panchali Munshi
Designation : DISTRICT SUB-REGISTRAR-IV

On 22/07/2009

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 5445/- , E = 7/- , H = 28/- , M(b) = 4/- on:22/07/2009

Deficit stamp duty

Deficit stamp duty Rs 24764/- is paid, by the draft number 149369, Draft Date 18/07/2009 Bank Name State Bank Of India, ALIPORE, received on :22/07/2009.

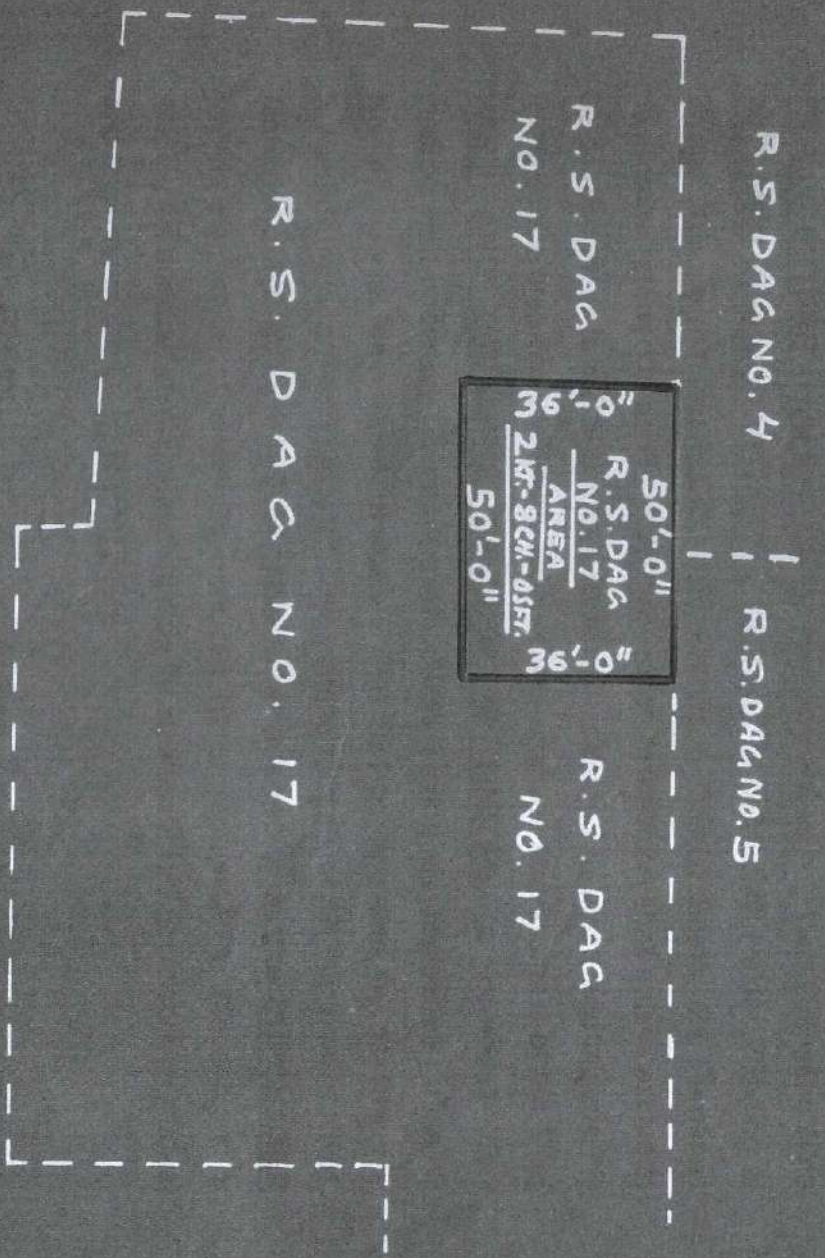
Name of the Registering officer : Panchali Munshi
Designation : DISTRICT SUB-REGISTRAR-IV

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

SITE PLAN FOR PORTION OF R.S. DAG NO. 17,
AT MUZA - NISCHINTAPUR, T.L. NO. 53,
P.S. - SONARPUR, DIST. - 24 PARAGANAS (SOUTH),
UNDER RAJPUK - SONARPUR MUNICIPALITY,
SCALE :- 1" = 33'



AREA OF LAND :- 2 KT. - 8 CH. - 0 SFT.
SHOWN IN RED BORDER



FOR DEVALOKE DEVELOPERS LTD.
Subram Vimal

Director

Nett Mohanram Halder

REG. No. 0039

Drawn by :- A. Das
Narandapur, 24P (S)

THIS INDENTURE made this 16th day of July, Two Thousand Nine
BETWEEN NUR MOHAMMAD HALDER son of Samad Ali Halder, residing at
Village Kusumba (Halderpara), P.S. Sonarpur, District South, 24 Parganas
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 - 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. 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.

Neelam Bhanu



POSTAL OFFICE
MYSORE
KARNATAKA
INDIA
22 JAN 2009

- 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, 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 Baruiপুর for determination of his share in the entire land.
- G. By a decree dated 27th November 1987 passed by the Learned Second Munsiff, at Baruiপুর in the Title Suit No 226 of 1985, the said Arjed Ali Mondal became entitled to the extent of 11 anna 10 gondas in the entire land equivalent to 35.938 sataks.
- H. 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 wife, Rejia Bewa and his four sons namely, Mustak Ali alias Mustak Mondal, Tewab Ali alias Tewab Mondal, Kurban Ali alias Kurban Mondal and Ismail Ali alias Ismail Mondal as his only heirs and legal representatives who jointly inherited Arjed's share in the said entire land.
- I. By a Bengali Kobala dated the 25th day of February 2002 made between the said Mustak Mondal, Tewab Mondal, Kurban Mondal and Ismail Mondal and Rejia Bewa therein jointly referred to as the Vendors and Jaysree Chakraborty, therein referred to as the Purchaser and registered in the office of the Additional District Sub Registrar, Sonarpur in Book No. 1, Volume No. 27, Being No.1626 for the year 2002, the said Vendors therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of demarcated land

admeasuring 2 cottahs 8 Chittacks be the same a little more or less out of their 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.

J. By a Bengali Kobala dated the 6th day of November 2008 made between the said Jaysree Chakraborty therein referred to as the Vendor and the Vendor herein, therein referred to as the Purchaser and registered in the office of the District Sub Registrar-IV, Alipur, 24 Parganas in Book No. 1, Volume No. 11, Pages 1751 to 1762, Being No. 03577 for the year 2009, the said Vendor therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Vendor herein All That the piece and parcel of demarcated land admeasuring 2 cottahs 8 Chittacks be the same a little more or less out of 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.

K. The Vendor has agreed to sell and the Purchaser has agreed to purchase free from all encumbrances, charges, liens, lispensens, acquisitions, requisitions, attachments, trusts of whatsoever nature All That the said land at and for the consideration of a sum of Rs. 2,50,000/- (Rupees Two lacs fifty thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,50,000/- (Rupees Two lacs fifty thousand 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 doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser All That the demarcated piece and parcel of agricultural land admeasuring 2 Cottahs 8 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

REGISTRAR GENERAL
REGISTRATION ACT 1962
22 JUL 2009



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 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 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 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;

SECRETARIAT
IN ARMY CAMP V/19 7 (3) 07
MADRAS
MADRAS 24 MARCH 1950
P. S. J. M. 2000



R

(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;

(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 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 demarcated piece and parcel of agricultural land measuring 2 Cottahs 8 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, comprised in R. S. Dag No. 17 L.R. Dag No. 4 under R.S. Khatian No. 97, L.R. Khatian No. 369 District

REGISTRATION ACT 1968
SECTION 24 PARAGRAM 4D
27 JUN 2009



[Handwritten signature]

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 land in R.S. Dag No. 5
- On the East : By remaining land in R.S. Dag No. 17
- On the South : By remaining land in R.S. Dag No. 17
- On the West : By remaining land in R.S. Dag No. 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 VENDOR at _____ in the presence of :

Nuse Mohammad Haldar

Neelkanth Bhowmik
2578, M.N. Sarbani
Kolkata - 700

Prakati Sarkar
Kamalprakash
Kolkata - 700

DEVALOKE Constructions (P) Ltd.

SIGNED AND SEALED by the said PURCHASER at _____

Director
FOR DEVALOKE DEVELOPERS LTD.

in the presence of :

Suhrawar Hussain

Director

Neelkanth Bhowmik
2578, M.N. Sarbani
Kolkata - 700

Prakati Sarkar
Kamalprakash
Kolkata - 700

[Handwritten signature]

REGISTRAR
REGISTRATION ACT 1958
22 JUN 2009



MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 2,50,000/- (Rupees Two lacs fifty thousand only) being the full consideration money as per particulars below :

By Pay Order No. dated/07/2009
issued by Axis Bank Ltd., Garia Branch in favour
of Nur Mohammad Halder

Total	<u>Rs. 2,50,000.00</u>
		<u>Rs. 2,50,000.00</u>

(Rupees Two lacs fifty thousand only)

WITNESSES:

Nawab Ravi
25/8 Mr. Sanjay
Col-4D

WITNESSES:
Wahid Saker
Karnalpada
16F-103

Drafted by me,
[Signature]
ADVOCATE, High Court
Kolkata

SIGNATURE OF THE
VENDOR

Nur Mohammad Halder

REGISTRAR U/S : 19, 09
REGISTRATION ACT 1908
DRE 24 PARGANAS W
22 JUN 2009

[Handwritten signature]





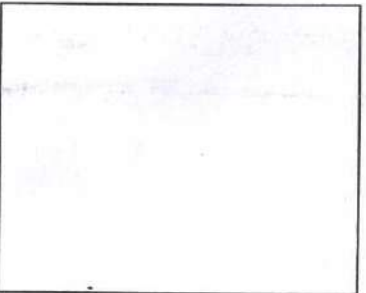
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SUKTANTA KUNDU
 SIGNATURE *Suktanta Kundu*



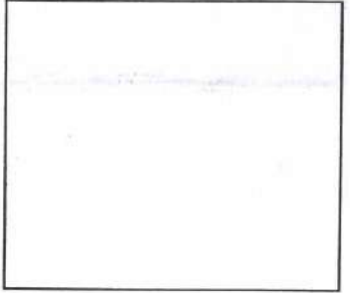
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME NURMOHAMMAD HALDAR
 SIGNATURE *Nur Mohammad Haldar*



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

NAME
 SIGNATURE



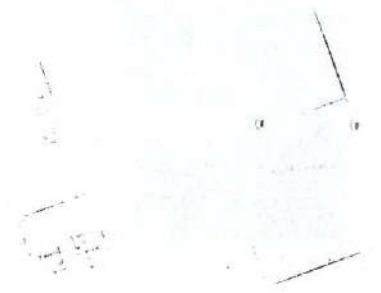
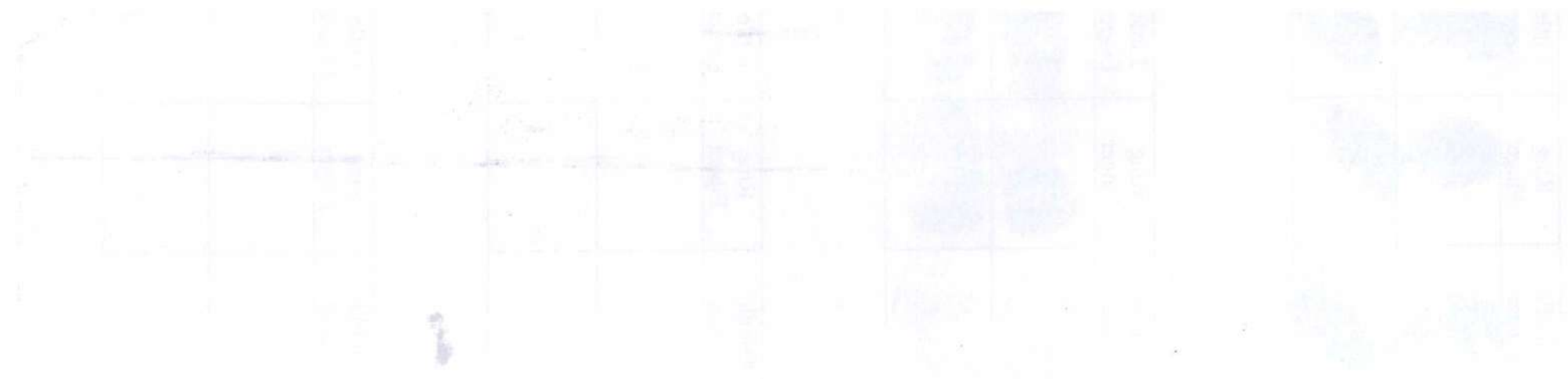
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
 SIGNATURE



[Handwritten signature]

REGISTRAR U/S 7 (2) (
REGISTRATION ACT 1908
22 JUL 2009
24 PARGANAS



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 433 to 445
being No 04028 for the year 2009.



(Panchali Munnshi) 30-July-2009
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal