

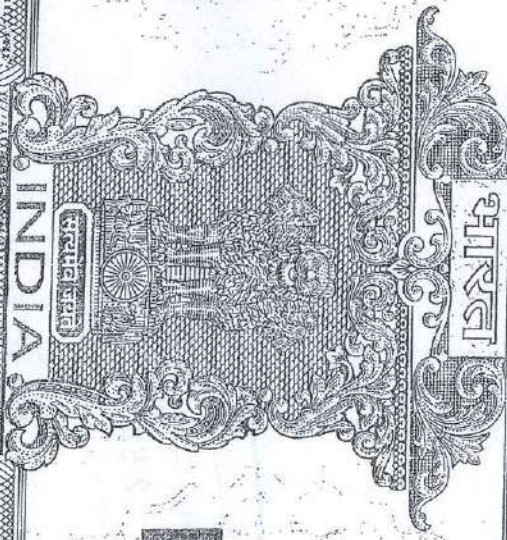
भारतीय नैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

₹. 50

RS. 50



INDIA NON JUDICIAL

भारतीय नैर न्यायिक बंजाल WEST-BENGAL

A 835032

Registered under the Indian Stamp Act, 1899. The value of the instrument is determined by the Registrar of Stamps, West Bengal.



M. V. Determined by the Collector, D. 103 R. Kaldga.
Rs. 6000/-
Vide No. 229/108
28/10/8

THIS INDENTURE made this 31st day of January, Two Thousand Seven **BETWEEN YEAR ALI SARDAR**, son of Late Erpan Ali Sardar, residing at Village Kusumba (Halder Para), 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 Companies Act, 1956 having its registered office at No. 47, Garia Main Road, Kolkata - 700 084,

Continued .. page 2.

A-6589
E-55
990-4
6889

Garia Rd.
29.6358
29.108
36050/-

990-4
6889

Continued .. page 3.

8217b

Sold in
Address
Date 25 JAN 2007
S.V.
High Court Act

Prepared for Registration
of 22 on the 21 87
day of January 1987
Vended Residence of M. S. Garcia Main
and, No. 811,

Solicitor General

my - Solicitor General
me of the Govt.

and, No. 811,



SNY

DEVALOKE DEVELOPERS LTD.
Solicitor General
SUBSCRIBER & DIRECTOR



SN5

22/1/07 SN5

I identified by me:

Philip Kumar Halakur
148 Green Park
PO. Narasimhan 101-103



31/1/07
SOLICITOR GENERAL
S. S. RAMANESH
Solicitor General as
Director for
Developed No. 811, No. 811
and, No. 811
and, No. 811

Philip Kumar Halakur
148 Green Park
Narasimhan 101-103

ADDITIONAL REGISTRAR
S. S. RAMANESH
31/1/07

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 :

W H E R E A S :

A. Ali Box Sordar, Sher Ali Sardar and Ahed Ali Sardar were the joint owners of All That piece and parcel of land measuring 8½ Sataks of land be the same a little more or less situate lying at Mouza- Jagannathpur, P.S. Sonarpur, comprised in R. S. Dag No. 434, R. S. Khatian No. 168 (then 452), L. R. Dag No. 476 and L. R. Khatian No. 168 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. By a Bengali Kobala dated the 22nd day of December, 1971 made between the said Ali Box Sordar, Sher Ali Sardar and Ahed Ali Sardar therein jointly referred 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 Sonarpur in Book No. I, Volume No. 47, Pages 200 to 202, Being No. 3549 for the year 1971, 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 the said land absolutely and forever.

C. The Vendor has agreed to sell and the Purchaser has agreed to purchase free from all encumbrances, charges, liens, lispdens, acquisitions, requisitions, attachments, trusts of whatsoever nature All

Continued .. page 3.

Continued on page 7

ADDITIONAL PAGES

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ADDITIONAL PAGES

That the said land at and for the consideration of a sum of Rs. 6,00,000/-
(Rupees six lacs only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 6,00,000/- (Rupees six lacs 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 5 cottahs be the same a little more or less situate lying at Mouja Jagannathpur, Police Station Sonarpur, in R.S. Dag Nos.434 R.S. Khatian No 452, L.R. Dag No. 476, L.R. Khatian No. 168 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 collectively 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

Continued .. page 4.

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

(a) **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or their respective predecessors in title done or executed or knowingly suffered to the contrary the Vendor 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 Vendor 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 ;

Continued .. page 5.

ADDITIONAL PERSPECTIVE
ADDITIONAL PERSPECTIVE



The following information is being furnished to you for your information and is not to be used for any other purpose. This information is being furnished to you for your information and is not to be used for any other purpose. This information is being furnished to you for your information and is not to be used for any other purpose.

THE ABOVE IS THE ONLY COPY OF THIS DOCUMENT


THIS DOCUMENT IS THE PROPERTY OF THE NATIONAL ARCHIVES AND IS LOANED TO YOU. IT IS TO BE RETURNED TO THE NATIONAL ARCHIVES AT THE END OF THE LOAN PERIOD. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

(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 them ;

(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 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 land containing an area of 5 cottahs be the same a little more or less situate and lying at Mouza 

Continued .. page 6.

Jagannathpur, P.S. Sonarpur, J.L.No.51, Touji No.825, comprised in R.S. Dag Nos. 434 R.S. Khatian No 452, L.R. Dag No. 476, L.R. Khatian No. 168, District Sub-Registrar Sonarpur, in the District of 24 Parganas South and shown and delineated in the map/plan annexed hereto and bordered in Red thereon.

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

SIGNED AND DELIVERED by the

said VENDOR at Kolkata in the

3 201 1955

Presence of:

Kelip Niwary Hatler 2
148 Breen Park
P.O. Nazim Dapur Kol-102
Srinjay Soren
111- Jagannathpur
P.O. K.K.Park,
V.S. Sonarpur Kol-150

Read out and explained by me
to the Vendor in Bengali
Kelip Niwary Hatler 2
148 Breen Park
P.O. Nazim Dapur Kol-102

SIGNED AND SEALED by the said

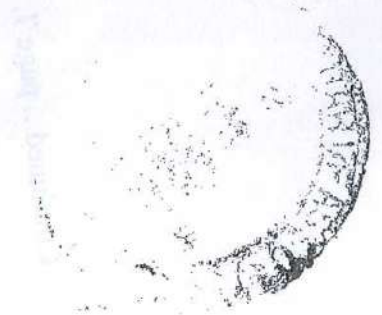
PURCHASER at Kolkata in the

presence of:

Kulsi 20
34 Ballygunge Circular Road
Kolkata 200019

DEVALOKE DEVELOPERS LTD.
DIRECTOR
DIRECTOR

Sankar K
42, Anar Munder Kol
Kol-83



ADDITIONAL REVENUE
STAMP

Handwritten notes in the left margin, including a date and some illegible text.

RECEIVED
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

RECEIVED BY SPECIAL AGENT

IN CHARGE

Handwritten notes in the center, including a date and some illegible text.

RECEIVED BY SPECIAL AGENT IN CHARGE

U.S. DEPARTMENT OF JUSTICE

RECEIVED BY SPECIAL AGENT IN CHARGE

U.S. DEPARTMENT OF JUSTICE

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 6,00,000/- (Rupees six lacs only) being the full consideration money as per Memo below :-

1) By Pay Order No. 004409... dated 31/01/2007
issued by UTI Bank Ltd., Garia Branch ... Rs. 4,00,000.00

2) By Pay Order No. 004406 dated 31/01/2007
issued by UTI Bank Ltd., Garia Branch ... Rs. 2,00,000.00

Total Rs. 6,00,000.00

(Rupees six lacs only)

2 papers with stamp

WITNESSES :

*Debi Kumar Halder
148 Greeny Park
P.O. Nandrapur K/1-03*

*Read over and explained
by me to the Vendor in
Bengali
Debi Kumar Halder*

*Sirajul Saury
with...
P.O. - K/1-03
K-1, 1st*

Drafted by me

Ruhul 21 ✓

Advocate

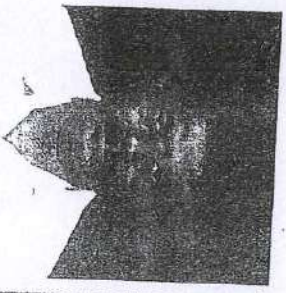


SPECIMEN FORM FOR TEN FINGER PRINTS



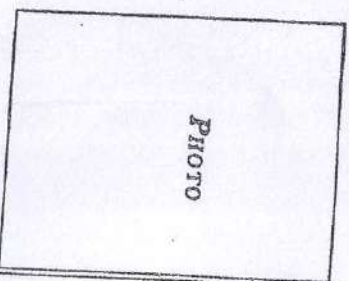
Arts and Crafts

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

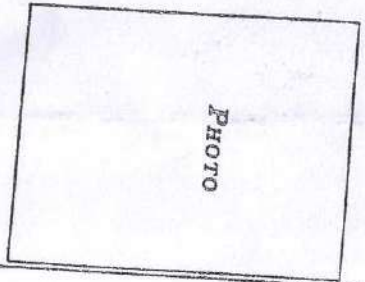


Salvador

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



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



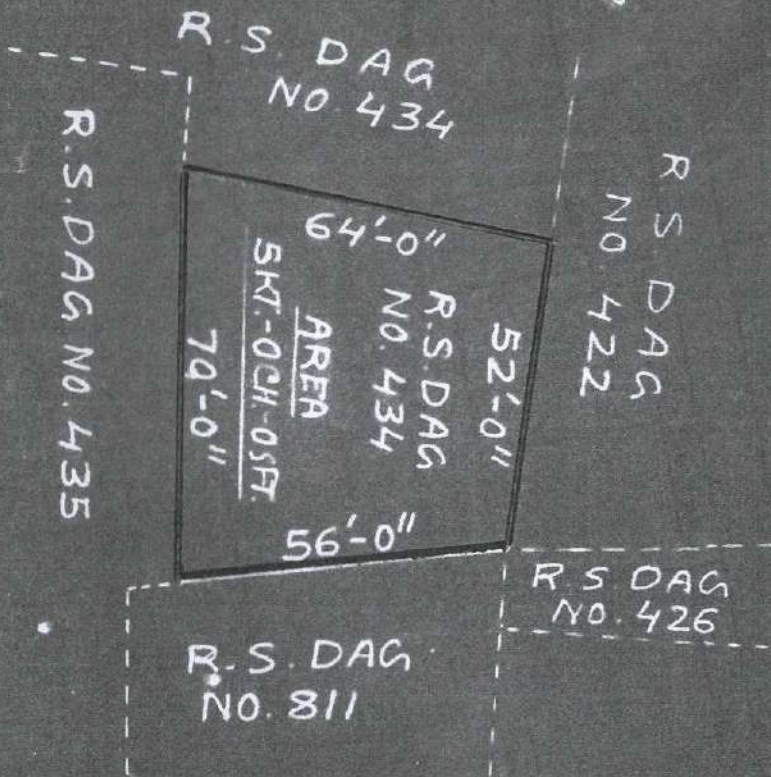
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SITE PLAN FOR PORTION OF R.S. DAG NO. 434,
MOUZA-JAGANNATHPUR, T.L. NO. 51,
P.S.-SONARPUR, DIST.-24 PARAGANAS (SOUTH),
UNDER RAJPUR SONARPUR MUNICIPALITY, WARD NO 7,

SCALE:- 1" = 33'

AREA OF LAND:- 5KT-0CH-0SFT. (MORE OR LESS)

SHOWN IN RED BORDER



DEVALUKE DEVELOPERS LTD.

DIRECTOR

DIRECTOR

Satish Kumar

Aman Das

SURVEYED BY: A. Das
NARENDRAPUR, 24 P.S. (S).

Handwritten text, possibly a name or address, written vertically in the top left corner.

ADDITIONAL STAMP
ASSEMBLY KOLKATA



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Faint, illegible text or markings in the bottom right corner, possibly a date or reference number.

Register or in
BOOK NO.
VOLUME NO.
PAGE NO. TO
DEED NO.
YEAR.

DATED THIS DAY OF JANUARY 2007

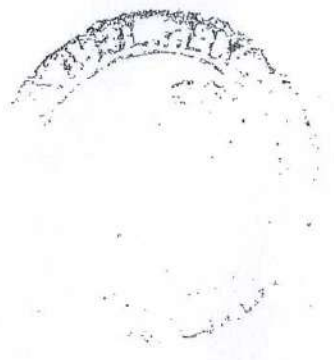
BETWEEN

YEAR ALI SARDAR
AND

DEVALOKE DEVELOPERS LIMITED

CONVEYANCE

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA




ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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 59.

Registered in Book -1
CD Volume number 67
Page from 1657 to 1668
being No 02044 for the year 2008.




(Dines Kumar Mukhopadhyay) 05-May-2009
A. R. A. -1 KOLKATA
Office of the A.R.A.-1 KOLKATA
West Bengal