भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

A 235752

THIS INDENTURE made this 14th day of March, Two Thousand Seven

BETWEEN AHMED ALI son of Late Moniruddin Mondal, residing at Jayanpur, P.O. Dingelpota, P.S. Sonarpur, District South 24 Parganas, **KASEM SARDAR, KACHHER SARDER AND YUSUF SARDER** all sons of Late Moslem Sardar all residing at Village Alachi, 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,

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55166

Sold to Dipankar Ghosh. Adv
Address 5, K. S. Roy Rd. Kol-1

23 AUG 2006

Value Rs 8

L.G.V.
High Court A.S.

Presented for Registration
at 7/49 on the 14/4
day of March year 07
Vendor Residence - at 47, Garia Main Road, KP-84.

Rep. Swarup Kumar
on behalf of Ltd.

14/3/07

Swarup Kumar as director
for Devaloke Developers Ltd.

Swarup Kumar

1581

P.T.O.

For DEVALOKE DEVELOPERS LTD.

Swarup Kumar
Director

Sarafuddin Mondal
Sarafuddin Mondal
Vill - Tegharia, P.O. R.K. Pally
PS. Bonafor, Mob-150,

Sarafuddin Mondal

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA
14/3/07

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, 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. One Moslem Sardar was the absolute owner of All That the piece and parcel of land situated lying at Mouza Jagannathpur, P.S. Sonarpur, District South 24-Parganas containing an area of 14 Sataks be the same a little more or less in R. S. Dag No.439, R. S. Khatian No.452, L.R. Dag No. 481, L.R. Khatian No. 368 more fully and particularly described in the Schedule below (hereinafter referred to as the "Said Land").

B. By a Bengali Kobala dated the 27th day of June 1951 made between the said Moslem Sardar therein referred to as the Vendor of the One Part and Tokiruddin Mondal therein referred to as the Purchaser of the Other Part and registered in the office of the Sub Registrar Baruipur in Book No. I volume No. 54 Pages 271 to 27 , Being No. 4721 for the year 1951, the said Vendor therein for the consideration therein mentioned granted, transferred conveyed assigned and assured unto and in favour of the said Purchaser therein All That the said land more fully and particularly described in the schedule thereunder written absolutely and forever.

Continued .. page 3.

1594

Hemal Sarkar
as Constituted attorney of
Ahmed Ali
Kasem Sardar
Kachhar Sardar
Yusuf Sardar

K. Sardar as constituted attorney of Ahmed Ali Kasem Sardar, Kachhar Sardar, Yusuf Sardar.

Sarafuddin Mondal
C/O Gias uddin Mondal
Vill- Teghoria, P.O- R.K. pally
P.S- Sonarpur
Kol- 150

Sarafuddin Mondal,

REGISTRAR OF
KOLKATA

C. The said Tokiruddin Mondal who was a Muslim inhabitant governed by the Mohamedan School of Law died issueless and intestate on 21st day of February, 1975 leaving him surviving his widow, Morizan Bibi and nephew Ahmed Ali as his only heirs and legal representatives who jointly inherited the said land absolutely and forever.

D. The said Morizan Bibi who was a Muslim inhabitant governed by the Mohamedan School of Law died intestate on 10th day of March, 1992 leaving her surviving her husband's uncle's three sons namely, Kasem Sarder, Kachher Sarder and Yusuf Sarder as her only heirs and legal representatives who jointly inherited her undivided share in the said land absolutely and forever.

E. Thus the Vendors are now seized and possessed of and/or otherwise well and sufficiently entitled to All That the said land free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of whatsoever nature.

F. The Vendors have 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. 5,40,000/- (Rupees five lacs forty thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 5,40,000/- (Rupees five lacs forty thousand only) of the lawful money of the Union of India well

Continued .. page 4

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 land containing an area of 14 Sataks be the same a little more or less situate lying at Mouja Jagannathpur, Police Station Sonarpur, in R. S. Dag No.439, R. S. Khatian No.452, L.R. Dag No. 481, L.R. Khatian No. 368 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 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

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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 DOTH 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

Continued .. page 6.

demand from or by the Vendors 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 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 ;

(e) **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 them 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 land containing an area of 14 Sataks be the same a little more or less situate and lying at Mouza

Continued .. page 7.

Jagannathpur,P.S. Sonarpur, J.L.No.51, Touji No.825, comprised in R.S. Dag No. 439, R. S. Khatian No.452, L.R. Dag No. 481, L.R. Khatian No. 368, District Sub-Registrar Sonarpur, in the District of 24 Parganas South.

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

SIGNED AND DELIVERED by the said **VENDORS** at Kolkata in the presence of :

Siraju Sarkar
Vill- Jagannathpur
R.K. Pally
Kol-150.
Abdul Hamid Mullick
Jagannath Rd.
R.K. Pally.

Hamid Sardar
as Constituted attorney
Ahmed Ali
Kasem Sardar
Kaekher Sardar
Yusuf Sardar

SIGNED AND SEALED by the said **PURCHASER** at Kolkata in the presence of :

Abdul Hamid Mullick
Jagannath Rd.
R K Pally.

Siraju Sarkar.
Vill- Jagannathpur
P.O. R.K. Pally.
Kol- 150.

For SEVALOKE DEVELOPERS LTD.
Director

Continued .. page 8.

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 5,40,000/- (Rupees five lacs forty thousand only) being the full consideration money as per Memo below :-

By Cash	.....	Rs. 5,40,000.00
	Total	Rs. 5,40,000.00

(Rupees Rupees five lacs forty thousand only)

WITNESSES :

Sivaji Sarkar
Vill- Jeganathpur
P.O- R.K. Pur
Kol- 56

Abdul Hamid Mullick
Jagannath Ray.
R.K. Pur.

Drafted by me

Advocate

Kamal Sarder
as Constituted
attorney of
Ahmed Ali
Kasem Sarder
Kachher Sarder
Yusuf Sarder

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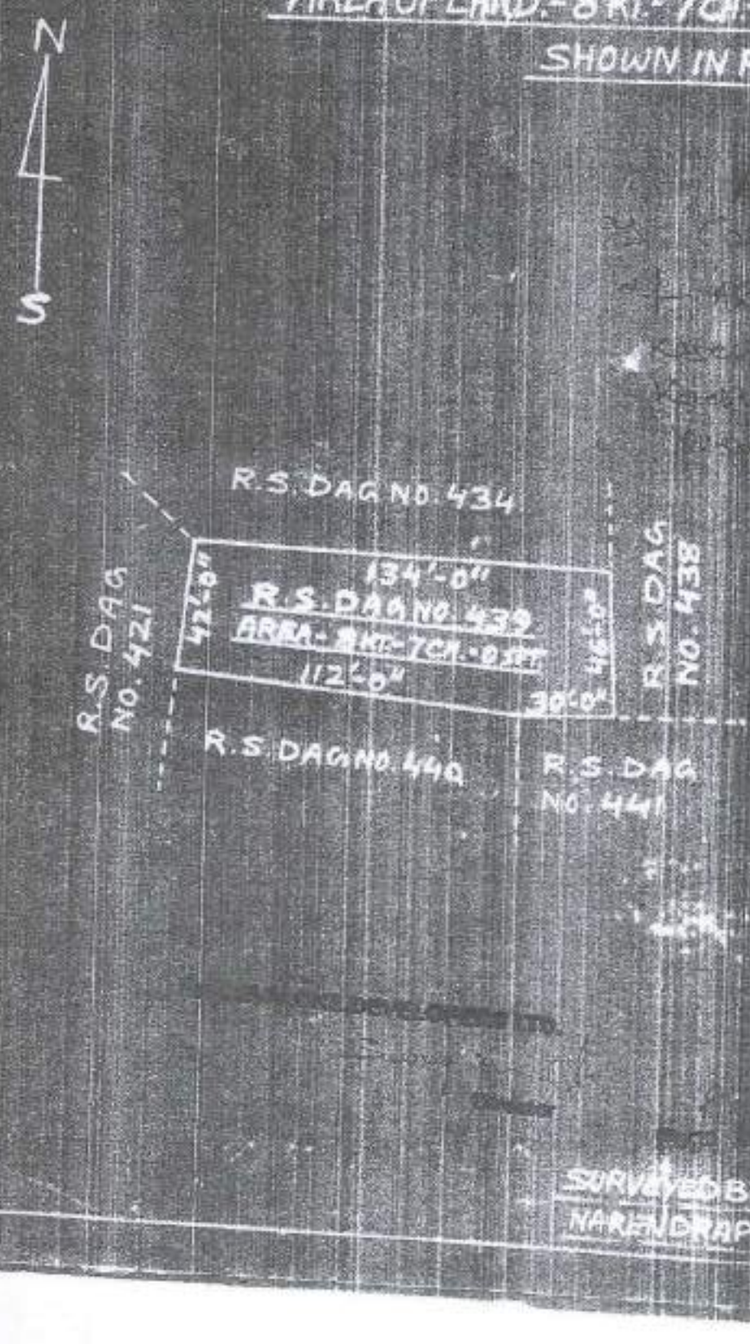
SITE PLAN OF R.S. DAG NO. 439,
AT MOUZA - JAGANNATHPUR, J.L. NO. 51,
P.S. - SONARPUR, DIST. - 24 PARGANAS (SOUTH),
UNDER RAJPUR-SONARPUR MUNICIPALITY, WARD - 7.

SCALE :- 1" = 50'

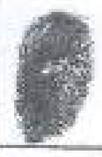
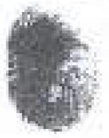
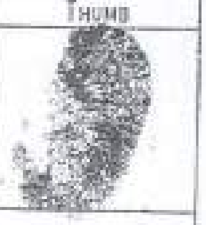
AREA OF LAND :- 8 KT. - 7 CH. - 0 SFT. (MORE OR LESS)
SHOWN IN RED BORDAR



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

SPECIMEN FORM FOR TEN FINGER PRINTS

Swarup Rath

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

PHOTO

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

PHOTO

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

PHOTO

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

ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

EN FORM FOR TEN FINGER PRINTS

Kamal

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

Photo

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

Photo

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

Photo

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

Registration
BOOK NO. .....
VOLUME NO. .....
PAGE NO. ..... TO .....
DEED NO. .....
YEAR .....

DATED THIS

BETWEEN

AHMED ALI & ORS.

AND

DEVALOKE DEVELOPERS LIMITED

ADDITIONAL REGISTRAR OF ASSURANCES-4, KOLKATA

CONVEYANCE

KHAGENDRA NATH JANA
Advocate
M. K. ROY CHOWDHURI & Co.
Solicitors & Advocates
7 Old Post Office Street
2nd floor, Calcutta 70000

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 67
Page from 1237 to 1251
being No 02021 for the year 2008.

Seal of the Additional Registrar of Assurances-I, Kolkata

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