

भारतीय नैर न्यायिक

2019



WEST BENGAL 17AA 978514

Payee to  
Being Paid  
Carriage Paper Letter  
Copying Fee Original  
Tending Charge for Map of Pusa  
Carriage Charge

for  
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Article F (1) & P (2)  
Value of Stamp  
Value of Court Fee  
Cost of Map of Pusa  
Cost of Xerox  
Cost of Copy  
Prepared Signal  
Dated in Order No.

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Secretary  
Registrar of Sessions  
Bhubaneswar

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BASUDEB MONDAL  
Advocate

ALIPUR POLICE COURT  
KOLKATA-27

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22/2/08  
 22/2/08

Solicitors & Advocates  
 7 Old Post Office Street  
 2nd floor, Calcutta, 700009



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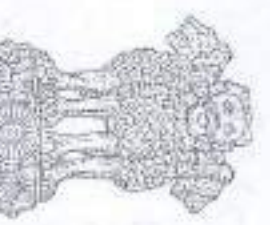
भारतीय गैर न्यायिक

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INDIA NON JUDICIAL

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অনির্বচনীয় পশ্চিম বাংলা WEST BENGAL



Notarized by, duly stamped  
I, the undersigned, being a Notary Public, do hereby certify that the instrument hereon is the free and voluntary act and deed of the person or persons named therein and that the same is in conformity with the provisions of the law relating to the subject to determine the validity of the same.

A. M. L. ...  
Cheque No. ...  
dt. ...  
Notary Public at Bengal, Standing Order

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

BETWEEN JIVAD ALI MONDAL, SAMSUR ALI MONDAL both sons of

Late Akkach Ali Mondal, both residing at Village Teshoria, P.O.: R.K. Pally,

P.S. Sonarpur, District South 24 Parganas, ASRAF ALI LASKAR son of

Josimuddin Laskar, residing at Kumrakhal Purbapara, P.O. Narendrapur,

P.S. Sonarpur, District South 24 Parganas, SAMSUR KUTILASKAR,

SEKENDAR ALI LASKAR, RAHAMAN ALI LASKAR AND RAHAMATH

ALI LASKAR all sons of Asraf Ali Laskar, all residing at Kumrakhal

Purbapara, P.O. Narendrapur, P.S. Sonarpur, District South 24 Parganas,

NASIMA BIBI wife of Abed Ali Mondal, residing at Kumrakhal Purbapara,

P.O. Narendrapur, P.S. Sonarpur, District South 24 Parganas, SAHITA

Continued... page 2

1913-03-16

Notary Public at Bengal

Stamp and Signature area



BIBI wife of Idrish Ali Seikh, residing at Village Teehori, P.O.: R.K. Pally, P.S. Sonarpur. District South 24 Paraganas, SAKINA BIBI, ABU HOSSAIN MONDAL, NUR HOSSAIN MONDAL widow and sons of Late Chhakat / Soukat Ali Mondal, all residing at Village Teehori, P.O.: R.K. Pally, P.S. Sonarpur. District South 24 Paraganas, ASURA BIBI wife of Ghasuddin Bhaneri, residing at Jaannathpur, Bhaneripara, P.O.: R. K. Pally, P.S. Sonarpur. District South 24 Paraganas, MASURA BIBI, wife of Ahmed Ali Mondal, residing at Malik P.S. Baruidpur, District South 24 Paraganas, AKLIMA BIBI, wife of Soukat Ali Mondal, residing at Village Teehori, P.O.: R.K. Pally, P.S. Sonarpur. District South 24 Paraganas, JARINA BIBI, wife of Kofique Mondal, residing at Village Teehoria, P.O.: R.K. Pally, P.S. Sonarpur. District South 24 Paraganas, MONOYARA BIBI also known as MARINA BIBI, wife of Milan Seikh residing at Village Teehoria, P.O. R.K. Pally, P.S. Sonarpur. District South 24 Paraganas, MAMUNI KHATOON also known as SONAMONI KHATUN, wife of Chhakat / Soukat Ali Mondal, residing at Village Teehori, P.O.: R.K. Pally, P.S. Sonarpur. District South 24 Paraganas 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, 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 successors or successors-in-interest and assigns) of the **OTHER PART** :



279 of Asraf Oti kaska  
by the pen of

Asraf Oti kaska

1597

3222 ofti mta



3222 ofti mta



3222 ofti mta



3222 ofti mta

Nasim Bili wto all the  
Mondal, Subila Bili of  
Bili, Bili Bili, Bili  
Bili, Bili Bili Bili Bili  
Nur Hassan Bili Bili  
Sms A Bili Bili Bili  
Sms A Bili Bili Bili

O.T.O.

ASRAF OTI KASKA

WHEREAS :

- A. One Akkach Ali Mondal had inherited from his ancestors All That the piece and parcel of land situated lying at Mouza Jogannathpur, P.S. Sonarpur, Dist. South 24-Parganas containing an area of 14 Sataks be the same a little more or less in R. S. Dag No.435, R. S. Khatian No.451, L.R. Dag No. 477 L.R. Khatian No.29, an area of 2 Sataks be the same a little more or less in R. S. Dag No.435, R.S. Khatian No.451, L.R. Dag No.478, L.R. Khatian No. 29 and an area of 8 Sataks be the same a little more or less in R. S. Dag No. 437 R. S. Khatian No. 451, L.R. Dag No. 479 L.R. Khatian No. 29 more fully and particularly described in the Schedule below (hereinafter collectively referred to as the "Said Land").
- B. The said Akkach Ali Mondal had, in or around the year 1956, duly recorded his name in the office of the Block Land & Land Revenue Officer and had been in possession of the said land since then.
- C. The said Akkach Ali Mondal who was the Muslim inhabitant governed by the Mohamedan School of Law died intestate on 15<sup>th</sup> day of December, 1961 leaving him surviving his widow, Sobegan Bibi and four sons namely, Saikat Ali, Giyad Ali, Samsul Ali and Anwar Ali and two daughters namely, Acchia also known as Asura Bibi and Jobeda Bibi as his only heirs and legal representatives who jointly inherited the said land absolutely and forever.
- D. By a Bengali Deed of Gift dated the 5<sup>th</sup> day of August, 1969 made between the said Samsul Ali Mondal therein referred to as Donor of the (One Part and Sobegan Bibi therein referred to as Donee of the Other Part and registered in the office of the Additional District Sub-Registrar Sonarpur in Book No. 1, Volume No. 27, Pages 198 to 200, Being No. 1460 for the year 1969, the said Donor therein out of his natural love and affection towards the Donee granted, transferred, gifted and bequeathed unto and in favour of the Donee therein All That his undivided share in the said land absolutely and forever more fully and particularly described in the Schedule thereunder written.

Continued .. page 4.

179 of Masima biki  
by the pen of Samfuddin  
Mondal



1902 ✓

179 of Sakina bibi  
by the pen of Samfuddin  
Mondal



1903 ✓

179 of Sakina bibi  
by the pen of Samfuddin  
Mondal



1904 ✓

179 of Nurhosain Mondal



1905 ✓

179 of Nurhosain Mondal  
by the pen of Samfuddin  
Mondal

Assam - Nili 170 Gini  
Bisipi, Masima biki  
Mandi Ali, Aclina  
170 Samat Ali M  
Jemina Gili 170 Rapi  
Mondal, Merima  
170 Milen Rizek. Sam  
Mondal 170 Samat  
Mondal.

P.T.



ADDITIONAL  
ASSAM



The said Saikat Ali who was the Muslim inhabitant governed by the Mohamedan School of Law died intestate on 5<sup>th</sup> day of June, 1994 leaving him surviving his mother, Sobjean Bibi, widow, Sakina Bibi, two sons namely, Abu Hossain and Noor Hossain and six daughters namely, Asura Bibi, Masura Bibi, Aklima Bibi, Jarina Bibi, Manoyara also known as Marina Bibi and Marnoni also known as Sonamoni Bibi as his only heirs and legal representatives who jointly inherited his undivided share in the said land absolutely and forever.

F. The said Sobjean Bibi who was the Muslim inhabitant governed by the Mohamedan School of Law died intestate on 11<sup>th</sup> day of January, 1997 having her one son namely, Saikat Ali pre-deceased her leaving her surviving her three sons and two daughters namely Giyad Ali, Samsul Ali, Anwar Ali, Acchia also known as Asura Bibi and Jobeda Bibi as her only heirs and legal representatives who jointly inherited her undivided share in the said land absolutely and forever.

G. The said Acchia also known as Asura Bibi who was the Muslim inhabitant governed by the Mohamedan School of Law died intestate on 6<sup>th</sup> day of September, 2004 having her mother and one brother namely, Saikat Ali and husband pre-deceased her leaving her surviving her brothers namely Giyad Ali, Samsul Ali, Anwar Ali, and one sister, Jobeda Bibi as her only heirs and legal representatives who jointly inherited her undivided share in the said land absolutely and forever.

H. The said Jobeda Bibi who was the Muslim inhabitant governed by the Mohamedan School of Law died intestate on 26<sup>th</sup> day of March, 2006 having her husband Asraf Ali Laskar, four sons namely, Sankal Ali Laskar, Sundar Ali Laskar, Raharman Ali Laskar and Rharnath Ali Laskar and two daughters namely Najma Bibi and Sakila Bibi as her only heirs and legal representatives who jointly inherited her undivided share in the said land absolutely and forever.

17385- Asirva bibi  
by the pen of Saaduddin  
Wondal

17386- Masoor bibi  
by the pen of Saaduddin  
Wondal

17387- Aklima bibi  
by the pen of Saaduddin  
Wondal

17388- Samson 11  
by the pen of Saaduddin

17389  
17390  
17391  
17392

17393- Jyad Ali Wondal  
By the pen of Zahir-hussain Wondal.



ADDITIONAL ASSURANCE

1. Thus the Vendors herein along with Anwar Ali 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 in the following ratio:

Jiyad Ali Mondal	29.40%	7 sataks	25 sq ft
Samsur Ali	11.90%	2 sataks	373 sq ft
Anwar Ali	29.40%	7 sataks	25 sq ft
Asraf Ali Laskar, Sukur Ali Laskar, Sekendar Ali Laskar, Rahaman Ali Laskar, Rahamath Ali Laskar, Nasima Bibi and Sakila Bibi	14.70%	3 sataks	229 sq ft
Sakina Bibi, Abu Hossain Mondal, Nur Hossain Mondal, Asura Bibi, Masura Bibi, Aklima Bibi, Jarina Bibi, Monoyara alias Marina Bibi And Mamoni alias Sonamoni Khatoon	14.58%	3 sataks	213sq ft
	99.98	24 sataks	

J. 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 undivided 70.60% out of the said land at and for the consideration of a sum of Rs. 7,44,900/- (Rupees seven lacs forty four thousand nine hundred only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 7,44,900/- (Rupees

Continued .. page 6.



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22.8.09

Yara Jaidah Monal



Insya Allah

2009

ADDITIONAL REGISTRAR  
KUALA LUMPUR, MALAYSIA

seven lacs forty four thousand nine hundred only) of the lawful money of the Union of India well 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 undivided 70.58% out of the piece and parcel of land containing an area of 24 Sataks be the same a little more or less situate lying at Mouja Jajannathpur, Police Station Sonarpur, in R.S. Dag Nos.435, 436 and 437, R.S. Khatian No. 451, L.R. Dag Nos. 477, 478 and 479, L.R. Khatian No. 29 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, bounded, 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 arwise 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 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.

Continued .. page 7.

**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 demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them;
- (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 Vendors ;
- (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 Vendors and if any portion of such taxes, levies, impositions etc. is or are



ADDITIONAL REGISTRAR OF  
ASSURANCES, RIGIJA

9

found to have remained unpaid for the period upto the date of these presents, the same shall be paid by the Vendors forthwith upon demand ;

(f) **THAT** the Vendors have 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 Vendors or their 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 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 ;

(i) **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 undivided 70.60% out of the piece and parcel of land containing an area of 24 Sataks 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.435, 436 and 437, R.S. Khatian No. 451, L.R. Dag Nos. 477, 478 and 479, L.R. Khatian No. 29, District Sub-Registrar

Continued .. page 9.





ADDITIONAL REGISTRAR OF  
ASSURANCES, KOLKATA

*[Handwritten signature]*

Sonarpur, in the District of 24 Parganas South bordered in Red ink in the map or plan annexed hereto and butted and bounded as follows :

On the North : By land in Dag No.

On the East : By land in Dag No.

On the South : By land in Dag No.

On the West : By land in Dag No.

IN WITNESS WHEREOF the Parties have herunto set and subscribed their hands and seal the day month and year first above written.

SIGNED AND DELIVERED by the said VENDORS at Kolkata in the

presence of :

Singul Saha  
with Dependent  
R.N. Palley

Kol-150

Atul Khand Mukherjee

gogomath Raa

R K. Ray

by the pen of Sarafuddin Mondal

279 of Asad Ali Khasan  
by the pen of Sarafuddin Mondal

279 of Sakilabibi

by the pen of Sarafuddin Mondal

২৭৯ নং সাকিলাবিবি

সারফুদ্দিন মন্ডল

279 of Masimabibi

by the pen of Sarafuddin Mondal

২৭৯ নং মাসিমাবিবি

Continued.. page 10.

219 of Nurhossain Mondal  
by the pen of Sarafuddin Mondal

219 of Asura bibi  
by the pen of Sarafuddin Mondal

219 of Masura bibi  
by the pen of Sarafuddin Mondal

219 of Samir Ali  
Mondal by the pen  
of Sarafuddin Mondal

219 of Aklima bibi  
by the pen of Sarafuddin Mondal

519 of Afa  
Afa Bibi  
Dumra wari wari

21 of JAYADALI  
Mondal.  
By the pen of Zahir Hossain Mondal.

ANNUAL REGISTER OF  
ASSURANCE CO. KOLKATA

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

For **DEWANGI DEVELOPERS LTD.**  
  
**Dewangy Raha**  
Director

— 2M 2621656181 d/m —

Continued .. page 11.







SPECIMEN FORM FOR TEN FINGER PRINTS



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



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



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





ADDITIONAL REGISTRAR OF  
ASSURANCES-1, INDIA

SPECIMEN FORM FOR TEN FINGER PRINTS



*Handwritten name: FAYOUBI, YOUSUF SAJJID*

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Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Handwritten name: SAJJID, YOUSUF*

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*Handwritten name: SAJJID, YOUSUF*

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Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



**SPECIMEN FORM FOR TEN FINGER PRINTS**



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RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



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



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

ਸਮਝਦੀ ਸੀ ਗੋਰੀ



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

STATE OF KERALA  
REGISTRATION DEPARTMENT  
KOLLAM

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ADDITIONAL REGISTRAR OF ASSURANCES, KOLLAM

SPECIMEN FORM FOR TEN FINGER PRINTS



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



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



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



سیدنا فارا

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

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



*[Handwritten signature]*

30/11/2010

No.	Name of the Assured	Policy No.	Sum Assured	Rate	Amount	Remarks
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**SPECIMEN FORM FOR TEN FINGER PRINTS**



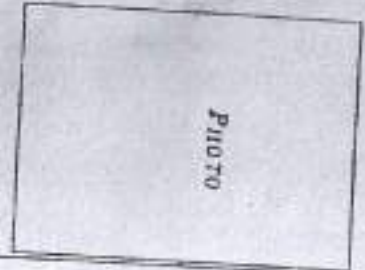
*Shirley*

LEFT HAND		RIGHT HAND							
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*Ann with Ann*

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



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



*Suresh K. D.*

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





9  
ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA



PLAN OF R. S. DAG NO. 435, 436 (PART), 437,  
 MOUZA - JAGANNATHPUR, J.L. NO. 51,  
 S. - SONARPUR, DIST. - 24 PARGANAS (SOUTH).

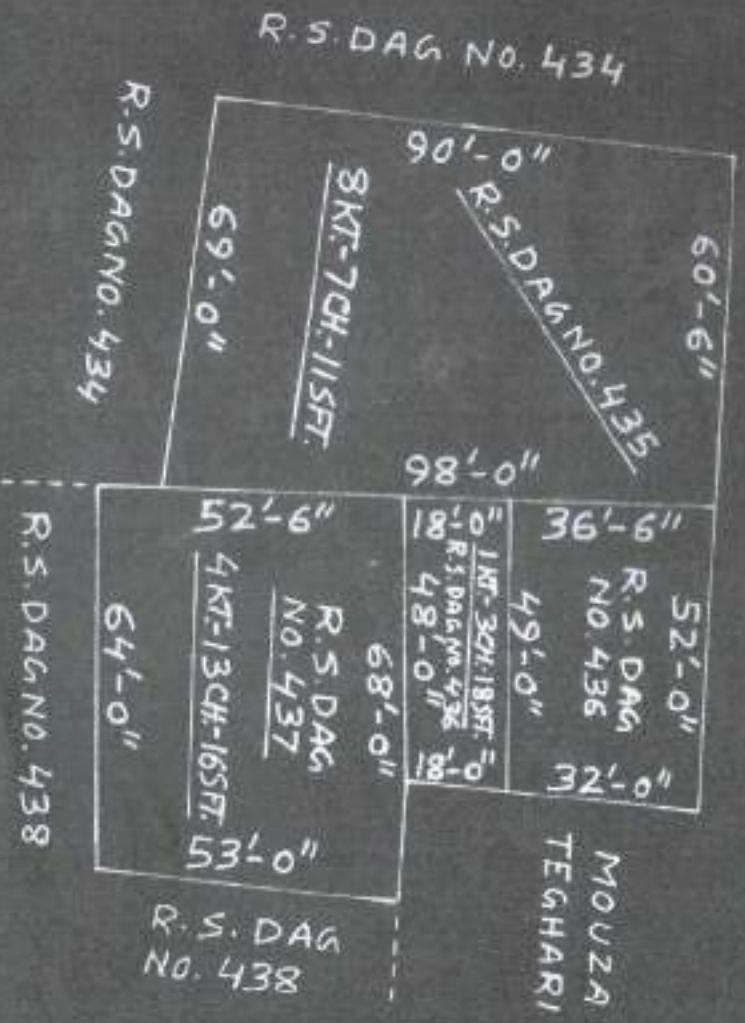
SCALE: - 1" = 33'

AREA OF LAND

- R. S. DAG NO. 435: - 8KT - 7GH - 11SFT. (MORE OR LESS)
- R. S. DAG NO. 436: - 1KT - 3GH - 18SFT. (MORE OR LESS)
- R. S. DAG NO. 437: - 4KT - 13GH - 16SFT. (MORE OR LESS)



MOUZA - TEGHARI



FOR DEVALOKE DEVELOPERS LTD.

Drawn By: *Amrita Das*  
 Northrupur, 24 Parganas



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Director

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

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(Dines Kumar Mukhopadhyay)   
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West Bengal