2033/08 (3) (5)

R.S. Dag- 455- Jagmitha

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

INDIA

INDIA NON JUDICIAL

4508 — 2320 — 9/8/3

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL 21AA 547547

2033/8

420
6.00
12 R
6.00

400
27.40
31.40

15695

PRAVAT KR. DAS
Advocate
Calcutta-700 019

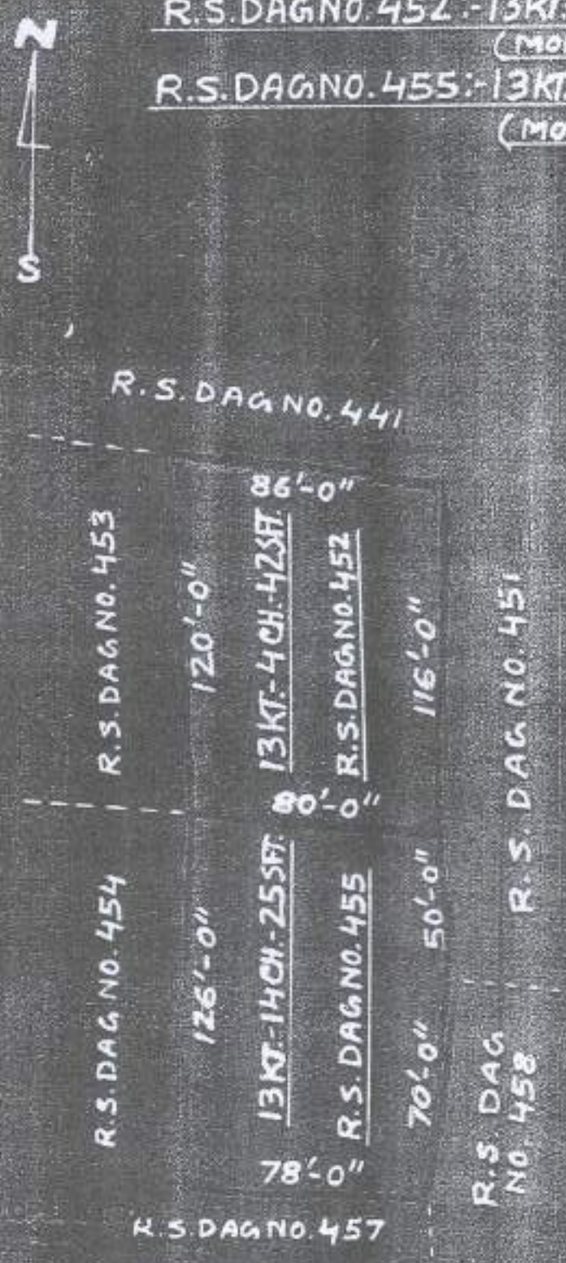
6 FEB 2008

M. N. ROY CHOWDHURI & Co.
Solicitors & Advocates
7 Old Post Office Street
2nd floor, Calcutta 70000

SITE PLAN OF R.S. DAG NO. 452 & 455,
AT MOUZA - JAGANNATHPUR, J.L. NO. 51,
P.S.-SONARPUR, DIST.-24 PARGANAS (SOUTH)
UNDER RAJPUR-SONARPUR MUNICIPALITY,
WARD NO. 7.

SCALE:- 1" = 50'

R.S. DAG NO. 452 :- 13KT.-4CH.-42SFT.
(MORE OR LESS)
R.S. DAG NO. 455 :- 13KT.-14CH.-25SFT.
(MORE OR LESS)



Drawn By :- Amar Das.

IT 03812 2 02033

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL B 433974

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

BETWEEN AJIDA BIBI, wife of Jiyad Ali Molla residing atVillage Chakar Bere, P.S. Baruipur, in the district of 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 her 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

Continued .. page 2.

No. 2206 Date 12/2/07

Rupees

Name

Address

TAPAN KR. DAS
Licensed Stamp Vendor
Alipore Police Court

Presented for Registration
on the 12th
days of February year 2007
Vendor Residence

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

Swarup Kr. Ch.

SOVALOKE DEVELOPERS LTD.

Swarup Kr. Ch.
Director

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** :

W H E R E A S :

A. One Ajida Bibi had inherited from his ancestors All That the piece and parcel of land situated lying at Mouza Jagannathpur, P.S. Sonarpur, Dist. South 24-Parganas containing an area of undivided 4 Sataks be the same a little more or less out of the total area of 22 Sataks contained in R. S. Dag No.452, R. S. Khatian No. 44, L.R. Dag No. 493, L.R. Khatian No. 45 and an area of undivided 4 Sataks be the same a little more or less out of the total area of 23 Sataks contained in R. S. Dag No. 455, R. S. Khatian No. 44, L.R. Dag No.478, L.R. Khatian No. 45 more fully and particularly described in the Schedule below (hereinafter collectively referred to as "the said land").

B. The said Ajida Bibi was in possession of the said land for the last 12 years and had, in the year 1982, duly recorded her name in the office of the Block Land & Land Revenue Officer.

C. Thus the Vendor is 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.

Continued .. page 3.

LTG of Ajida bibi
- the son of Sarafuddin Mondal

1593

LTG of Ajidi bibi
by the son of
Sarafat Bagni

Sarafat Bagni

Sarafat Bagni

D. 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. 2,90,333/- (Rupees two lacs ninety thousand three hundred thirty three only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,90,333/- (Rupees two lacs ninety thousand three hundred thirty three 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 piece and parcel of land situated lying at Mouza Jagannathpur, P.S. Sonarpur, Dist.- South 24-Parganas containing an area of undivided 4 Sataks be the same a little more or less out of the total area of 22 Sataks contained in R. S. Dag No.452, R. S. Khatian No. 44, L.R. Dag No. 493, L.R. Khatian No. 45 and an area of undivided 4 Sataks be the same a little more or less out of the total area of 23 Sataks contained in R. S. Dag No. 455, R. S. Khatian No. 44, L.R. Dag No.478, L.R. Khatian No. 45 more fully and particularly described in the Schedule below 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,

Continued .. page 4.

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 Vendor 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.

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,

Continued .. page 5.

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 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 ;

Continued .. page 6.

(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.

Continued .. page 7.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

THE SCHEDULE ABOVE REFERRED TO :

PART I

ALL THAT the piece and parcel of land situate and lying at Mouza Jagannathpur P.S. Sonarpur, containing an area of undivided 4 Sataks be the same a little more or less out of the total area of 22 Sataks comprised in R.S. Dag No. 452, R.S. Khatian No. 44, L.R. Dag No. 493, L.R. Khatian No. 45, J.L.No.51, Touji No.825, District 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 Dag No. 441

On the East : By land in Dag No. 451

On the South : By land in Dag No. 455

On the West : By land in Dag No. 453

PART II

ALL THAT the piece and parcel of land situate and lying at Mouza Jagannathpur P.S. Sonarpur, containing an area of undivided 4 Sataks be the same a little more or less out of the total area of 23 sataks comprised in R.S. Dag No. 455, R.S. Khatian No. 44, L.R. Dag No. 498, L.R. Khatian No. 45, J.L. No.51, Touji No.825, District 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 Dag No. 452

On the East : By land in Dag Nos. 451 and 458

On the South : By land in Dag No. 457

On the West : By land in Dag No. 454

Continued .. page 8.

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

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

LTI of Ajida bibi
by the [illegible] of Sarafuddin Mondal

Abdul Hamid Munick
Jogonnath Ruk.
R K. Puy.

Sirajul Sarkar
vill- Jogankt-pur
P.O- R. K. Poly
Kol- 150.

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

Abdul Hamid Munick
Jogonnath Ruk.
RK Ruk.

Sirajul Sarkar
vill- Jogankt pur
P.O. K. K. Poly.
Kol- 150.

Continued .. page 9.

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 2,90,333/- (Rupees two lacs ninety thousand three hundred thirty three only) being the full consideration money as per Memo below :

By Cash ..... Rs. 2,90,333.00

Total Rs. 2,90,333.00

(Rupees two lacs ninety thousand three hundred thirty three only)

WITNESSES :

Abdul Hamid Mullick
Jogannath Pal.
R.K. Pal.
Sirajul Sarkar
Vill- Jagannathpur
P.O. - R.K. Pally
P.S. - Sonarpur
Kol - 150.

LTI of Ajida bibi
by the pen of Saraf
uddin Mondal

Drawn by me :

Advocate

SPECIMEN FORM FOR TEN FINGER PRINTS

	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					

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					

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

DATED THIS DAY OF MARCH 2007

BETWEEN

AJIDA BIBI

AND

DEVALOKE DEVELOPERS LIMITED

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

ADDITIONAL REGISTRAR OF

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 1571 to 1585
being No 02033 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