

12467 ✓

1-08742/08



23/08/08
21/9/07

certified that the instrument has been registered subject to determination of reference II / Sub-section I of Section 17 of the Indian Stamp Act, 1899 and also as provided by the Stamp Act, 1899 by the dt. 14/08/08 for Rs. 29041/- + 100,000/- has been paid as deficit stamp duty

W. A. 5308
35513

THIS INDENTURE made this 21st day of August, Two Thousand Seven made **BETWEEN AHED ALI BHANGI**, son of late Mokched Ali Bhangi, residing at Village Jagannathpur, P.S. Sonarpur, P.O. R.K. Pally 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 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, 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**:

Kolkata
21.8.07
5871667
4198078
19/8/08

Continued .. page 2.

Subsequently realised by, ...
Case No. vide receipt No.

2.6 JUL 2007

12060

No. **VICTOR MOSES & CO**
Solicitors & Advocates
Addressed to 5, Old Post Office Street,
Kolkata - 700 001.
NP

L. S. VERMA,
MCH COURT, CAL

FOR DEVALOKE DEVELOPERS LTD.

Subramanian
(SUKANTA KUMAR) Director



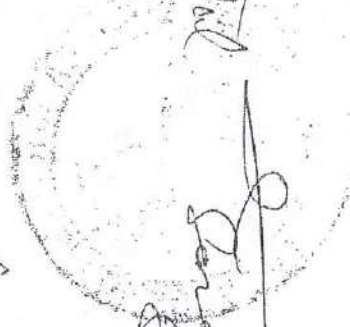
SV

Subramanian



Subramanian SV

Identified by me
Sarakhuddin Mondal
s/o Gias Uddin Mondal
Fogkhoria, R.K. Pally
Sonarpur, K01-1588
Business



*Completed by me
Sarakhuddin Mondal
s/o Gias Uddin Mondal
Fogkhoria, R.K. Pally
Sonarpur, K01-1588
Business*

*ALISTED
ASSURED
KOLKATA*

ADDITIONAL REGISTRAR OF
COMPANIES, KOLKATA

*1) Sarakhuddin Mondal
Darabala, Sonarpur, R.K. P.
2) Atiqul Haque
Jagannathpura
G.S. Sonarpur
Durgapada,*

Presented for Registration
On the *25/7/07* day of *July* year *2007*
Vendor Registered by
Sarakhuddin Mondal

ADDITIONAL REGISTRAR OF
COMPANIES, KOLKATA

2nd floor, Calcutta 700001

WHEREAS :

A. The Vendor had inherited from his ancestors All That the piece and parcel of agricultural land measuring 5 sataks be the same a little more or less comprised in R. S. Dag No. 407, R.S. Khatian No. 65, L.R. Dag No. 449, L.R. Khatian No. 17, and 20 sataks be the same a little more or less comprised in R. S. Dag No. 454, R.S. Khatian No. 65, L.R. Dag No. 495, L.R. Khatian No. 17, situate lying at Mouza Jagannathpur, P.S. Sonarpur, in the district of South 24 Parganas (hereinafter collectively referred to as the said land) more fully and particularly described in Part I and II of the Schedule hereunder written and had duly recorded his name as owner in the Office of the Block Land and Land Revenue Officer in respect of the said land.

B. 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 That the said land at and for the consideration of a sum of Rs. 700,555/-. (Rupees seven lacs five hundred fifty five only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 700,555/- (Rupees seven lacs five hundred fifty five 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 agricultural land measuring 5 sataks be the same a little more or less comprised in R. S. Dag No. 407, R.S. Khatian No. 65, L.R. Dag No. 449, L.R. Khatian No. 17, and 20 sataks be the same a little more or less comprised in R. S. Dag No. 454, R.S. Khatian No. 65, L.R. Dag No. 495, L.R. Khatian No. 17, situate lying at Mouza Jagannathpur, P.S. Sonarpur, in the district of South 24 Parganas more fully and particularly described in Part I and II of the Schedule hereunder written

Continued .. page 3.



ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

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and shown and delineated in the maps/plans 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 or any part thereof **TOGETHER WITH** all deeds, patahs, 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 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 himself good right, full power and absolute authority to grant, transfer and convey the said land hereby sold, granted, transferred and conveyed or

Continued .. page 4.



REGISTRAR OF ASSAM
DISPUR

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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 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 ;

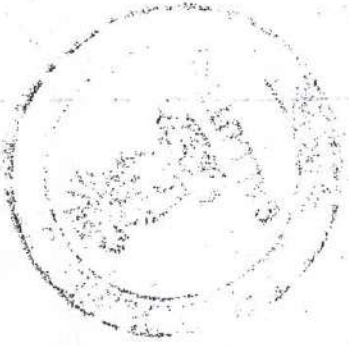
(e) AND further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser 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 :

PART I

ALL THAT the piece and parcel of agricultural land measuring 5 sataks be the same a little more or less comprised in R. S. Dag No. 407, R.S. Khatian No. 65, L.R. Dag No. 449, L.R. Khatian No. 17 situate and lying at Mouza Jagannathpur, P.S. Sonarpur,

Continued .. page 5.



REGISTRAR OF ASSURANCES, KOLKATA

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J.L.No.51, Touji No.825 District Sub-Registrar Sonarpur, in the District of 24 Parganas

South butted and bounded in the manner as follows :-

- ON THE NORTH BY : By land in Dag No. 408
- ON THE SOUTH BY : By land in Dag No. 406
- ON THE WEST BY : By land in Dag No. 408
- ON THE EAST BY : By land in Dag No. 457

PART II

ALL THAT the piece and parcel of agricultural land measuring 20 sataks be the same a little more or less comprised in R. S. Dag No. 454, R.S. Khatian No. 65, L.R. Dag No. 495, L.R. Khatian No. 17 situate and lying at Mouza Jagannathpur, P.S. Sonarpur,

J.L.No.51, Touji No.825 District Sub-Registrar Sonarpur, in the District of 24 Parganas

South butted and bounded in the manner as follows :-

- ON THE NORTH BY : By land in Dag No. 453
- ON THE SOUTH BY : By land in Dag No. 457
- ON THE WEST BY : By land in Dag No. 412 and 417
- ON THE EAST BY : By land in Dag No. 455

IN WITNESS WHEREOF the Vendor 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 :

ব্রজেন চন্দ্র সিং

1. Sandip, Bhaurgi
 Jagannathpur, P.O. R.K.Pally
 Sonarpur, Kol-150

read & explained
by me

2. Smt. Madan Monal
 Teghoria, R.K.Pally, Sonarpur
 Kol-150

Smt. Madan Monal

SIGNED AND SEALED by the said

FOR DEVELOPER DEVELOPERS LTD.

PURCHASER at Kolkata in the presence

Director

of: (1) Mahab. Sarkar
 Ramalga, Kol-103

(2) Newton Banerjee
 2578, N.N. Sen Lane,
 Calcutta-40.

Continued .. page 6.



REGISTRAR OF ASSAM, Kharayati

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MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 700,555/- (Rupees seven lacs five hundred fifty five only) being the full consideration money as per Memo below :-

By Pay Order No: 910/84 dated 21/08/07
issued by UTI Bank Ltd., Garia Branch in
favour of the Vendor abovenamed

..... Rs. 700,555.00

Total

Rs. 700,555.00

(Rupees seven lacs five hundred fifty five only)

WITNESSES:

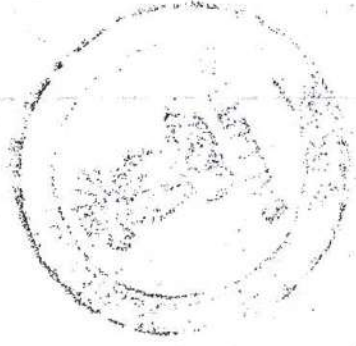
1 Soudia Blangi

ଅରବିନ୍ଦ କୁମାର ସାହୁ

2. Sant Juddhin Mondal

Drafted by me

R. S. 21
Advocate

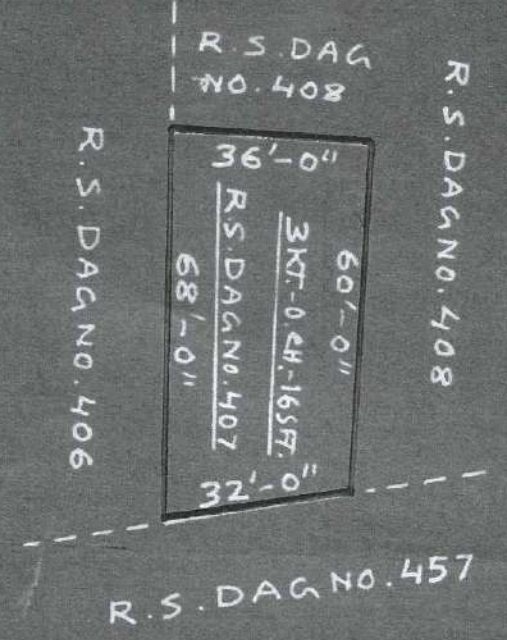


ADDITIONAL REGISTRAR OF
ASSAM, GANDEE, KOLKATA

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SITE PLAN OF R. S. DAG NO. 407,
ATMOUZA-JAGANNATHPUR, J.L.NO.51,
P.S.-SONARPUR, DIST.-24PARAGANAS (SOUTH),
UNDER RAJPUR-SONARPUR MUNICIPALITY, WARD NO. 7,
SCALE: - 1" = 33'

AREA OF LAND: - 3KT-0CH-16SFT.
MORE OR LESS



[Signature]
For DEVALOKE DEVELOPERS I.TD.
Director

Aman Das
Regn. No. 0035

Drawn By: *Aman Das*
Narendrapur, 24ps (5)

Aman Das
Regn. No. 0035
Drawn By: *Aman Das*
Narendrapur, 24ps (5)

0100101

FOR DELAYED DELEGATIONS LTD.

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ADDITIONAL REGISTRAR OF
ASSURANCES-4, KOLKATA

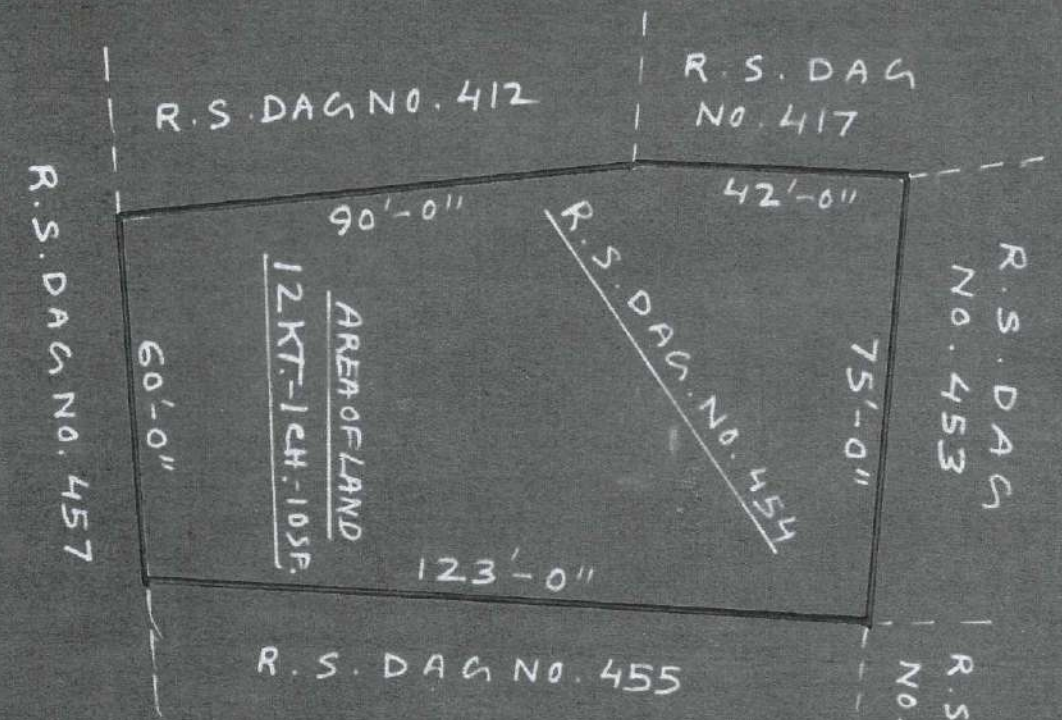
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SITE PLAN OF R.S. DAG NO. 454,
ATMOUZA - JAGANNATHPUR, T.L. NO. 51,
P.S. SONARPUR, DIST. - 24 PARGANAS (SOUTH)
UNDER RAJPUR - SONARPUR MUNICIPALITY,

SCALE: - 1" = 33'

WARD NO. - 7,

AREA OF LAND: - 12 KT. - 1 CH. - 10 SF.
(MORE OR LESS)



[Signature]
For DEVALOKE DEVELOPERS I.T.D.
Director

Amended
Regd. No. 0039
Drawn By: Anandam
Narendrapur, 24 Parg (S)

For DEVALOKE DEVELOPERS LTD.













Director



ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

Handwritten text, possibly a signature or initials, located at the bottom right of the page.

SPECIMEN FORM FOR TEN FINGER PRINTS

	<p>Right Hand 42211</p>						
	<p>Subramanian</p>						
<p>PHOTO</p>		<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>	
<p>PHOTO</p>		<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>	
		(Left Hand)					
		(Right Hand)					
		(Right Hand)					



ADDITIONAL REGISTRAR OF
ASSAM, DISPUR, ASSAM

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Registered in
No. of
Date of
No. of
No. of

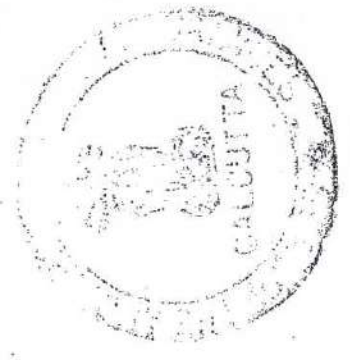
DATED THIS 21st DAY OF AUGUST 20

BETWEEN

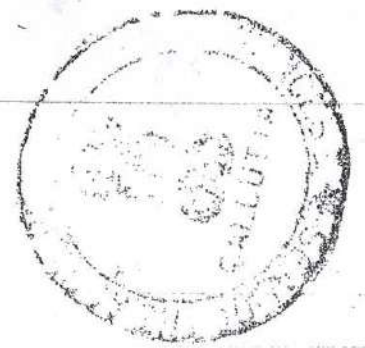
AHED ALI BHANGI

AND

DEVALOKE DEVELOPERS LIMITED



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CONVEYANCE

KHAGENDRA NATH JANA

Advocate

M. K. Roy CHOWDHURI & Co.
Solicitors & Advocates
7 Old Post Office Street
2nd floor, Calcutta 700001

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REGISTRAR OF COMPANIES
CALCUTTA

Certificate of Registration under section 60 and Rule 69.

Registered in Book -1
CD Volume number 79
Page from 484 to 495
being No 08742 for the year 2008.

(4)



Dinesh Kumar Mukhopadhyay
(Dinesh Kumar Mukhopadhyay) 31-October-2009
A. R. A. -1 KOLKATA
Office of the A.R.A.-1 KOLKATA
West Bengal