

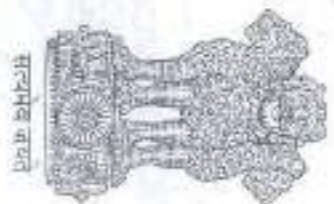
भारतीय नैऋत्यिक

एक सौ रुपये

RS. 100

₹. 100

ONE HUNDRED RUPEES



भारत INDIA  
INDIA NON JUDICIAL

2690,909

3/6/77

1/10/80

53/08

of 12/5/80

THIS INDENTURE made this 21<sup>st</sup> day of August, Two Thousand Seven

BETWEEN AHED ALI BHANGI ALIAS AHED HOSSAIN BHANGI, son of Late

Mokchhed Ali Bhangi, residing at Village Jagannathpur, P.O.: R.K. Pally, P.S.

Sonarpur, District South 24 Parganas, ROHIMA BHANGI ALIAS ROHIMA BEWA,

wife of Late Abul Hoesain Bhangi, residing at Village Jagannathpur, P.O.: R.K.

Pally, P.S. Sonarpur, District South 24 Parganas MANJUWARA KHATOON ALIAS

MANJU BIBI, wife of Salamet Mondal and daughter of Late Abul Hossain Bhangi, A-11/24

residing at Village Jagannathpur, P.O.: R.K. Pally, P.S. Sonarpur, District South 24

Parganas, AINUL BHANGI, FAJIRUL ALIAS BABLU BHANGI and AJJUL

BHANGI, all sons of Abul Hossain Bhangi and all residing at Village Jagannathpur, P.O.: R.K. Pally, P.S. Sonarpur, District South 24 Parganas, KHATOON BEWA

11/8/77

Continued .. page 2.

9716529 1666

21.8.07

(19390 + 45000)

11/8/77

21/8/08

Subject: A sum of Rs. 17,770/-  
Subsequently realized by 21/8/77  
Case No. vide receipt No. 2355



2.6 JUL 2007

Sole to... **VICTOR MCGINIS &**  
Solicitors & Advocates  
Addressed... 3, Old Post Office Street,  
Kolkata - 700 007

L. S. VERMA,  
7TH COURT CLERK

For DEVALOKE DEVELOPERS LTD.

Subscribed by  
Director



Subscribed by

Signature

PRO

Signature

Identified by me  
S/o Giasuddin Mondal  
Teghoria, R.K.Pally  
Sarakpur, Kar-1576  
Bachchan

9

2nd floor, Calcutta 700001

REPLY TO: 700 007  
Kolkata - 700 007

Signature

2/6/07  
Kumbar on behalf of the undersigned,  
Kumbar

Gurkanta Kumbar on behalf of  
for Devaloke Developers  
at 44 Garia Road, P.O.,  
K.A.-84, Ahmed Ali Bhangsi  
@ Andul Hosain Bhangsi  
P.O.

Giasuddin Mondal  
S/o Giasuddin Mondal  
at Teghoria, R.K.Pally  
Sarakpur, Kar-1576  
Bachchan

Signature

wife of Rahmat Ali Sheikh, all residing at Village Jagannathpur, P.O.: R.K. Pally, 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, 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 Mokchhed Ali Bhangji was the absolute owner of All That the piece and parcel of land situated lying at Mouza Jagannathpur, P.S. Sonarpur, Dist.- South 24-Parganas containing an area of 22 Sataks be the same a little more or less in R. S. Dag No.452, R. S. Khatian No. 65, L.R. Dag No. 493, L.R. Khatian Nos. 17, 21, 267, 43, 493, 567 and 720 and an area of 23 Sataks be the same a little more or less in R. S. Dag No. 455, R. S. Khatian No. 65, L.R. Dag No. 493, L.R. Khatian Nos. 17, 21, 267, 43, 493, 567 and 720 (hereinafter collectively referred to as the "said entire land").
- B. The said Mokchhed Ali Bhangji had duly recorded his name in the office of the Block Land & Land Revenue Officer and had been in possession of the said entire land since then.
- C. By a Bengali Hebanama (Deed of Gift) dated the 7th day of October, 1963 made between the said Mokchhed Ali Bhangji therein referred to as Donor of the

Continued .. page 3.





One Part and Ahed Ali Bhangli, one of the Vendors abovenamed, therein referred to as Donee of the Other Part and registered in the office of the Additional District Sub-Registrar, Baruiipur in Book No. 1, Volume No. 127, Pages 253 to 255, Being No. 10702 for the year 1963, 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 the said entire land more fully and particularly described in the Schedule thereunder written as well as in the Schedule hereunder.

D. In spite of execution and registration of the aforesaid Bengali Hebanama (Deed of Gift) dated the 7th day of October, 1963 as aforesaid, the said Gift was not accepted by the said Donee and not given effect to and the said Mokched Ali Bhangli remained as the owner of and in peaceful khas possession of the said entire land more fully and particularly described in the Schedule hereunder written

E. The said Mokched Ali Bhangli, who was the Muslim inhabitant governed by the Mohamedan School of Law and had been predeceased by his wife, died intestate leaving him surviving his two daughters Ajida Bibi and Khatoon Bewa and his two sons, namely, Ahed Ali Bhangli and Abul Hossain Bhangli as his only heirs and legal representatives who jointly inherited the said entire land absolutely and forever.

F. The said Abul Hossain Bhangli who was the Muslim inhabitant governed by the Mohamedan School of Law died intestate on 2nd August 1974 leaving him surviving his widow Rohima Bewa, his daughter Manjuwara Khatoon alias Manju Bibi and his three sons Ajiul Bhangli, Ainul Bhangli and Fazirul Bhangli as his only heirs and legal representatives who jointly inherited his undivided share in the said entire land absolutely and forever.

Continued .. page 4.

MEMBERS LIST

10



Faint, illegible text, likely bleed-through from the reverse side of the page. The text appears to be organized into several paragraphs or sections, but the characters are too light to transcribe accurately.





H. By an Indenture of Sale dated the 14th day of March, 2007 made between Ajida Bibi, therein referred to as Vendor of the One Part and the Purchaser herein, therein also referred to as Purchaser of the Other Part and both registered in the office of the Registrar of Assurances, Kolkata, Being P. ...., the said Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser herein All That her undivided share in the said entire land more fully and particularly described in the Schedule thereunder written absolutely and forever.

I. Thus the Vendors herein along with the Purchaser herein became seized and possessed of and/or otherwise well and sufficiently entitled to All That the said entire land free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of whatsoever nature, the Vendors jointly owning and possessing an undivided 18 sataks in R.S. Dag No. 452 and 19 sataks in R.S. Dag No. 455 therein and the Purchaser herein owning and possessing the balance land therein.

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 18 sataks share of the Vendors in R.S. Dag No. 452 and the undivided 19 sataks share of the Vendors in R.S. Dag No. 455 out of the said entire land (hereinafter referred to as the said land), more fully and particularly described in Part I and Part II of the Schedule below at and for the consideration of a sum of Rs. 10,74,458/- (Rupees ten lacs seventy four thousand four hundred fifty eight only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 10,74,458/- (Rupees ten

Continued .. page 5.





lacs seventy four thousand four hundred fifty eight 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 18 sataks out of the piece and parcel of land containing an area of 22 Sataks comprised in R. S. Dag No.452, R. S. Khatian No. 65, L.R. Dag No. 493, L.R. Khatian Nos. 17, 21, 267, 43, 493, 567 and 720 and an area of 19 sataks out of the piece and parcel of land containing an area of 23 Sataks be the same a little more or less in R. S. Dag No. 455, R. S. Khatian No. 65, L.R. Dag No. 493, L.R. Khatian Nos. 17, 21, 267, 43, 493, 567 and 720, both situate lying at Mouza Jagannathpur, P.S. Sonarpur, Dist.- South 24-Parganas more fully and particularly described in Part I and Part II of the Schedule hereunder written 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 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,

Continued .. page 6.





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.

THE VENDORS DO AND EACH OF THEM DO TH 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;

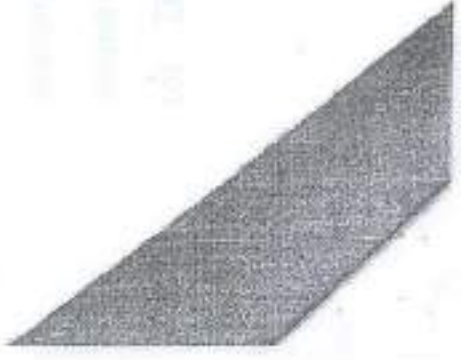




- (d) THAT the land or any part or portion thereof or any interest therein has not vested in the State of West Bengal and/or has not been acquired and no notice of acquisition or requisition has been served upon the Vendors ;
- (e) THAT all taxes, land revenue and impositions payable in respect of the 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 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

Handwritten text, possibly a date or reference number.

Handwritten symbol or character, possibly a stylized 'D' or '0'.





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 undivided area of 18 sataks out of the piece and parcel of land containing an area of 22 Sataks comprised in R. S. Dag No.452, R. S. Khatian No. 65, L.R. Dag No. 493, L.R. Khatian Nos. 17, 21, 267, 43, 493, 567 and 720 situate lying at Mouza Jagannathpur, P.S. Sonarpur, J.L.No.51, Touji No.271, District Sub-Registrar 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. 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 undivided area of 19 sataks out of the piece and parcel of land containing an area of 23 Sataks be the same a little more or less in R. S. Dag No. 455, R. S. Khatian No. 65, L.R. Dag No. 493, L.R. Khatian Nos. 17, 21, 267, 43, 493, 567 and 720, situate lying at Mouza Jagannathpur, P.S. Sonarpur, J.L.No.51, Touji No.271, District Sub-Registrar 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. 452  
On the East : By land in Dag No. 451  
On the South : By land in Dag No. 457  
On the West : By land in Dag No. 454

Continued .. page 9.



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

VENDORS at Kolkata in the presence of:

- 1. Sanyal Indira Mondal  
Togoria, R.K. Pally  
Soverpur, KOI-158
- 2. Kanak Sarker

১৩৭৭৭, ১৩৭৭৭ ১৩৭৭৭

সংস্কৃত

৪১৩৩, ১৩৭৭ ১৩৭৭

ফার্মালি কলকাতা

ফার্মালি কলকাতা

১৩৭৭৭১৩৭৭



১৩৭৭ of Khator Bera  
by the pen of

সংস্কৃত Indira Mondal

Read & explained by me

সংস্কৃত Indira Mondal

SIGNED AND SEALED by the said  
PURCHASER at Kolkata in the presence

For DEVALOKE DEVELOPERS LTD.  
Bhubaneswar

Director

- (1) Mr. Mahabir Sarker  
Kamalgazi, KOI-103
- (2) Neelam Bora  
2578, M.N. Farman  
Calcutta - 40.

Continued .. page 10.



RECEIVED  
MAY 10 1964  
U.S. AIR FORCE

10



RECEIVED  
MAY 10 1964  
U.S. AIR FORCE

RECEIVED  
MAY 10 1964  
U.S. AIR FORCE



RECEIVED  
MAY 10 1964  
U.S. AIR FORCE

RECEIVED  
MAY 10 1964  
U.S. AIR FORCE



MEMO OF CONSIDERATION

**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs. 10,74,458/- (Rupees ten lacs seventy four thousand four hundred fifty eight only) being the full consideration money as per Memo below :

By Pay Order No. 0/0/85 dated 21/08/2007  
issued by UTI Bank Ltd., Garia Branch in favour  
of Ahd Ali Bhangi ..... Rs. 4,35,600.00

By Pay Order No. 0/0/86 dated 21/08/2007  
issued by UTI Bank Ltd., Garia Branch in favour  
of Ajjul Bhangi ..... Rs. 4,35,600.00

By Pay Order No. 0/0/87 dated 21/08/2007  
issued by UTI Bank Ltd., Garia Branch in favour  
of Khatoon Bewra ..... Rs. 2,03,258.00

Total Rs. 10,74,458.00

(Rupees ten lacs seventy four thousand four hundred fifty eight only)

WITNESSES :

1. *Sanskritidhin Mondal*  
Toghoria, R.K. Pathy  
Sonarpur, KOL-157  
2. *Kamal Sarkar*  
Kusumbha (Haldiespara)  
Morendra Pur, KOL-103  
Drafted by me:  
*Kuldeep*  
Advocate

*সংস্কৃতীধিন মন্ডল*  
*সংস্কৃতীধিন মন্ডল*  
Ajjul Bhangi  
Khatoon Bewra  
*আজুল ভাঙ্গি*  
*খাতুন বেবরা*

*179 of Khatoon Bewra*  
by the per of  
*Sanskritidhin Mondal*

Continued.. page 11.



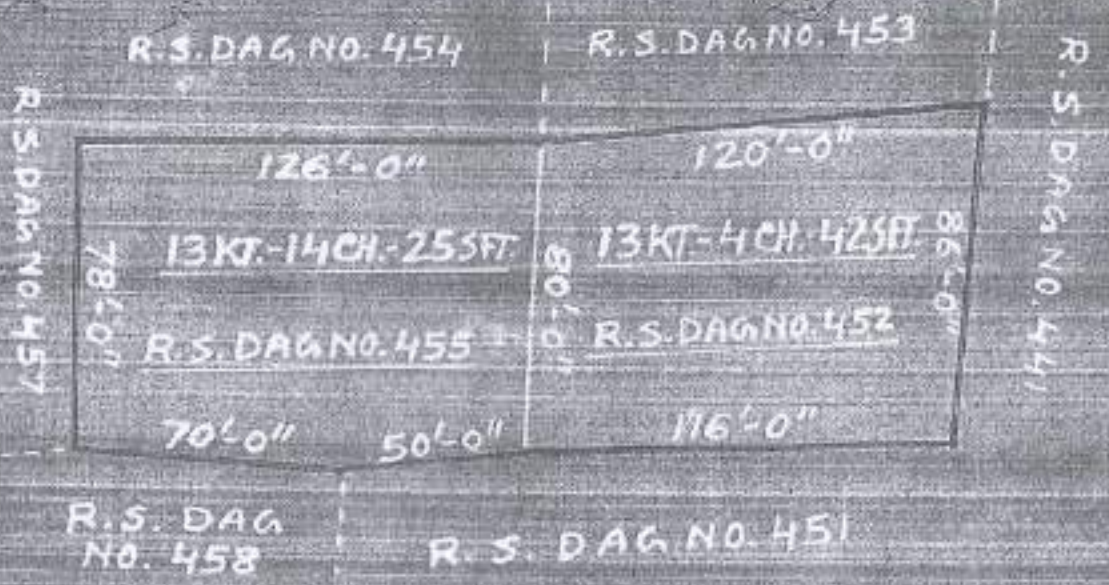


SITE PLAN OF R.S. DAG NO. 452 & 455,  
 AT MOUZA - DAGANNATHPUR, T.L. NO. 51,  
 P.S. - SONARPUR, DIST. - ZAPARAGANAS (SOUTH)  
 UNDER RAJPUUR - SONARPUR MUNICIPALITY,  
 WARD NO. 7.

SCALE - 1" = 50'



R.S. DAG NO. 452 :- 13KT-4CH-425FT.  
 (MORE OR LESS)  
 R.S. DAG NO. 455 :- 13KT-14CH-255FT.  
 (MORE OR LESS)



For DEVALOKE DEVELOPERS P. LTD.  
 Director

Prepared by: Amanabhai  
 Date: 11/11/2011






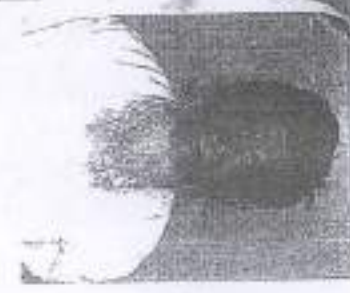




























































POSTAGE  
PAID  
AT  
NEW YORK  
N.Y.

10



NEW YORK  
N.Y.




















SPECIMEN FORM FOR TEN FINGER PRINTS

							
Hirud Bhatgi		સહજુ આમી બાલુન		શરિ સીસીયાની		આરુ મી આનો બી રૂ	
Thumb		Thumb		Thumb		Thumb	
Little		Little		Little		Little	
Ring		Ring		Ring		Ring	
Middle		Middle		Middle		Middle	
Fore		Fore		Fore		Fore	
Thumb		Thumb		Thumb		Thumb	
Little		Little		Little		Little	
Ring		Ring		Ring		Ring	
Middle		Middle		Middle		Middle	
Fore		Fore		Fore		Fore	
Little		Little		Little		Little	
Ring		Ring		Ring		Ring	
Middle		Middle		Middle		Middle	
Fore		Fore		Fore		Fore	
Thumb		Thumb		Thumb		Thumb	





SPECIMEN FORM FOR TEN FINGER PRINTS

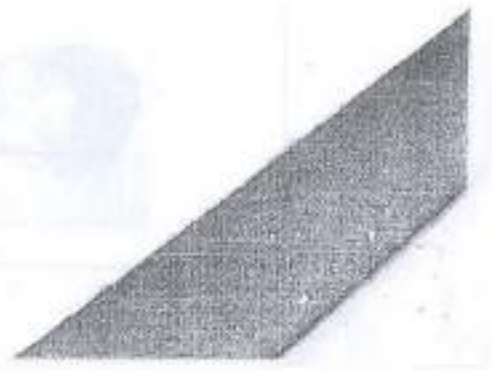
									
Faghu Bhanji		Faghu Bhanji		SIBSUN 51291		Barkhan			
Little	Ring	Middle	Fore	Thumb	(Left Hand)		(Right Hand)		
									
Little	Ring	Middle	Fore	Thumb	(Left Hand)		(Right Hand)		
									
Little	Ring	Middle	Fore	Thumb	(Left Hand)		(Right Hand)		
									

Handwritten notes in the top left corner, possibly including a date and a name.

A handwritten symbol or mark, possibly a stylized letter or logo.



Vertical text on the right edge of the page, possibly a page number or a reference code.





Registered in  
BOOK No. ....  
Vol. No. ....  
Date of Registration ... 10 ...  
Year ...

DATED THIS 21<sup>st</sup> DAY OF AUGUST 2007

BETWEEN

AHED ALI BHANGI & ORS.

AND

DEVALOKE DEVELOPERS LIMITED



CONVEYANCE

**KHAGENDRA NATH JANA**  
Advocate  
**M. K. ROY CHOWDHURI & Co.**  
Solicitors & Advocates  
7 Old Post Office Street  
2nd floor, Calcutta 700001

9  
MAY 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book -1  
CD Volume number 79  
Page from 1833 to 1849  
being No 08832 for the year 2008.



(Dines Kumar Mukhopadhyay) 04-November-2009  
A. R. A. -1 KOLKATA  
Office of the A.R.A.-1 KOLKATA  
West Bengal

①