

S-1820

1/1408/1406/08



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certificate that the document is admitted to registration. The certificate shall serve the registration purposes of the State Government and shall be valid for the purpose of this document.

AND

Subscribed and sworn to before me on this 24th day of February, 2015, at Kolkata, West Bengal, India.

THIS INDENTURE made this 28th day of February, Two Thousand Eight BETWEEN

**ASRAF ALI BHANGI**, son of Late Ibrahim Bhanghi, residing at Village Jagannathpur,

P.S. Sonarpur 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** :

SUKANTA KUNDOU

Continued .. page 2.

S/O SANIKAR KUNDOU

16, NARULL PALLY MAHATHAYATALLA

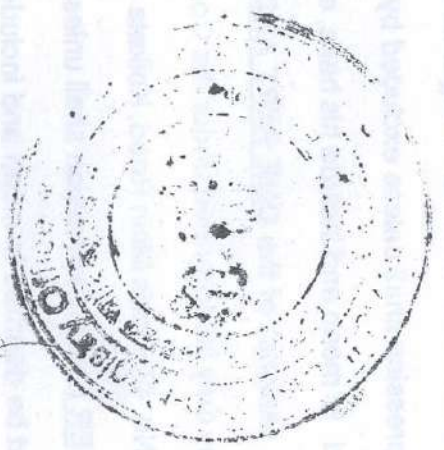
Occupation- Business

KOLKATA - 700084

119615  
18 FEB 2008  
High Court AS

K. Jase (Adv)  
Thee

— மனுவை மீட்டர் 119615



Sri. B. S. Srinivasulu Reddy  
Singapore, South 24 Pgs.

— Sahajan Bhargavi  
c/o: Asraf Ali Bhargavi  
Add: Jagannath Pur  
P.O: R.R. Pally  
Kod: 700500  
S Jurdant

WHEREAS :

- A. One Rahimnessa Bibi 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 17 Sataks be the same a little more or less in R. S. Dag No.421, R. S. Khatian No. 137 (hereinafter referred to as the "said entire land").
- B. The said Rahimnessa Bibi had duly recorded her name in the office of the Block Land & Land Revenue Officer and had been in possession of the said entire land since then.
- C. The said Rahimnessa Bibi who was the Muslim inhabitant governed by the Mohamedan School of Law and had been predeceased by her husband, died intestate leaving her surviving her two sons, namely, Ahammad Bhanghi and Ashraf Ali Bhanghi and two daughters, namely, Lal Banu Bibi and Rohila Bibi as her only heirs and legal representatives who jointly inherited the said entire land absolutely and forever.
- D. By a Bengali Kobala dated the 22nd day of November, 1985 made between the said Ahammad Bhanghi, Lal Banu Bibi and Rohila Bibi therein referred to as the Vendors of the One Part and Ashraf Ali Bhanghi, therein referred to as Purchaser of the Other Part and registered in the office of the Additional District Sub-Registrar, Sonarpur in Book No. 1, Volume No. 72, Pages 391 to 397 Being No. 5753 for the year 1985, the said Vendors therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That undivided 7 sataks out the said entire land more fully and particularly described in the Schedule thereunder written absolutely and forever.
- E. By a Bengali Kobala dated the 22nd day of November, 1985 made between the said Ashraf Ali Bhanghi, Lal Banu Bibi and Rohila Bibi therein referred to as the Vendors of the One Part and Ahammad Bhanghi, therein referred to as Purchaser of the

Continued .. page 3.



Other Part and registered in the office of the Additional District Sub-Registrar, Baruiপুর in Book No. 1, Volume No. 72, Pages 398 to 404 Being No. 5754 for the year 1985, the said Vendors therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That undivided 5 sataks out the said entire land more fully and particularly described in the Schedule thereunder written absolutely and forever.

F. By a Bengali Kobala dated the 22nd day of November, 1985 made between the said Ahammad Bhanghi, Ashraf Ali Bhanghi, Lal Banu Bibi and Rohila Bibi therein referred to as the Vendors of the One Part and and Ramjan Ali Mondal, therein referred to as Purchaser of the Other Part and registered in the office of the Additional District Sub-Registrar, Baruiপুর in Book No. 1, Volume No. 72, Pages 411 to 416, Being No. 5756 for the year 1985, the said Vendors therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That undivided 4 sataks out the said entire land more fully and particularly described in the Schedule thereunder written absolutely and forever.

G. Subsequent to execution and registration of the three Kobalas all dated 22nd November 1985, the said Ahammad Bhanghi, Ashraf Ali Bhanghi and Ramjan Ali Mondal amicably separated and partitioned the said entire land between themselves in accordance with their respective shares therein and became entitled to and started enjoying their respective demarcated allotments in the said entire land, the said three allotments having the following areas :

Ahammad Bhanghi	5 (five) sataks
Ashraf Ali Bhanghi	8 (eight) sataks
Ramjan Ali Mondal	4 (four) sataks

H. By a Bengali Kobala dated the 11th day of June, 2002 made between the said Ahammad Bhanghi therein referred to as the Vendor of the One Part and Sakila Bibi, therein referred to as Purchaser of the Other Part and registered in the office of the Additional District Sub-Registrar, Baruiপুর in Book No. 1, Volume No. 74, Pages 112 to



117, Being No. 4527 for the year 2002, the said Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That a demarcated area admeasuring 5 sataks out the said entire land being the demarcated allotment of the said Ahammad Bhanghi more fully and particularly described in the Schedule thereunder written absolutely and forever.

I. By a Deed of Conveyance dated the 21st day of August, 2007 made between the said Sakila Bibi therein referred to as the Vendor of the One Part and the Purchaser herein, therein referred to as Purchaser of the Other Part and registered in the office of the Registrar of Assurances, Kolkata in Book No. 1, being Deed No. P.-12468 for the year 2007, the said Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That a demarcated area admeasuring 5 sataks out the said entire land being the demarcated allotment of the said Sakila Bibi more fully and particularly described in the Schedule thereunder written absolutely and forever.

J. The Vendor has agreed to sell and the Purchaser has agreed to purchase free from all encumbrances, charges, liens, lispensens, acquisitions, requisitions, attachments, trusts of whatsoever nature All That a demarcated area admeasuring 8 sataks out the said entire land being the demarcated allotment of the said Ashraf Ali Bhanghi more fully and particularly described in the Schedule hereunder written (hereinafter referred to as the said land) at and for the consideration of a sum of Rs. 2,78,400/- (Rupees Two lacs seventy eight thousand four hundred only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,78,400/- (Rupees Two lacs seventy eight thousand four hundred 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

Continued .. page 5.





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 agricultural land measuring 8 sataks be the same a little more or less being the demarcated Southern portion of the land comprised in R. S. Dag No.421, R. S. Khatian No. 137, L.R. Dag No. 463 L.R. Khatian Nos. 131, situate lying at Mouza Jagannathpur, P.S. Sonarpur, in the district of South 24 Parganas 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 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, 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 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 his predecessors in title done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise

Continued .. page 6.

THE ADULT DIST. SUB-REGISTRY OFFICE  
SOUTH 24 PAGES  
ADD. DIST. SUB-REGISTRAR  
SOUTH 24 PGS  
FEB 2003



Handwritten notes and dates: 'Feb 2003', 'SOUTH 24 PGS', 'ADD. DIST. SUB-REGISTRAR'.

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 has 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 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 him ;

(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 him 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.

Continued .. page 7.



THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of agricultural land measuring 8 sataks be the same a little more or less being the demarcated Southern portion of the lands comprised in R.S. Dag No.421, R. S. Khatian No. 137, L.R. Dag No. 463, L.R. Khatian Nos. 131 situate and 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 butted and bounded in the manner as follows :

- ON THE NORTH BY : By remaining land in Dag No. 421
- ON THE SOUTH BY : By land in Dag Nos. 420 and 419
- ON THE WEST BY : By remaining land in Dag No. 421
- ON THE EAST BY : By land in Dag Nos. 419, 440 and 439

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day month and year first above written.

*[Handwritten signature]*

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

**For DEVALOKE DEVELOPERS LTD.**

*[Handwritten signature]*

Director

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

WITNESSES

*[Handwritten signature]*

*[Handwritten signature]*

Add = Jagannath Pur

P.O. - R.K. Pally

Kol = 150

*[Handwritten signature]*

*[Handwritten signature]*



MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 2,78,400/- (Rupees Two lacs seventy eight thousand four hundred only) being the full consideration money as per particulars below :-

By Pay Order No. ~~012452~~ 27/02/2008  
issued by UTI Bank Ltd., Garia Branch in favour  
of Jalaluddin Mondal

Total	Rs. 2,78,400.00
	<u>Rs. 2,78,400.00</u>

(Rupees Two lacs seventy eight thousand four hundred only)

*[Handwritten signature]*

WITNESSES:

*[Signature]*  
S/o - *[Signature]* Aji Bharghi  
Add: *[Signature]* Saganmath Pur  
P.O. *[Signature]* P.O. Pally  
KOL = 150

*[Signature]* Jalaluddin Mondal  
*[Signature]* Dattatraya Meheria, P.O. - P.K. Pally  
*[Signature]* Prabir Kumar Roy  
Advocate  
Atipora Criminal Court.  
W.B. 828/81





দায়িত্বকারক ও দাতা



দাতা / প্রতীভা

ডানহাত	বামহাত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

.....  
.....  
.....  
.....  
.....  
.....



দাতা / প্রতীভা

ডানহাত	বামহাত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

.....  
.....  
.....  
.....  
.....  
.....

দাতা / প্রতীভা

ডানহাত	বামহাত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম : ..... স্বাক্ষর : .....

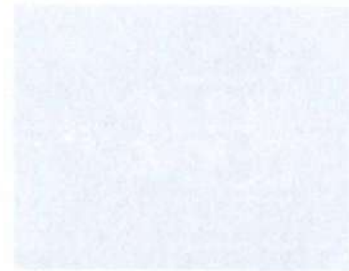
দাতা / প্রতীভা

ডানহাত	বামহাত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম : ..... স্বাক্ষর : .....




Adult Dist. Sub-Registrar  
 Registrar of Companies, South 24 Pgs.  
 20 FEB 2008


Registrar of Companies

Government Of West Bengal  
Office of the A. D. S. R. SONARPUR  
SONARPUR  
Endorsement For deed Number :1-01406 of :2008  
(Serial No. 01820, 2008)

**On 28/02/2008**

**Admissibility(Rule 43)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899; also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs -10/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 3960/- on:28/02/2008

**Certificate of Market Value(WB PUVI rules 1999)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 360924/-

Certified that the required stamp duty of this document is Rs 21655 /- and the Stamp duty paid as: Impressive Rs- 100

**Deficit stamp duty**

Deficit stamp duty : Rs 21655/- is paid by the draft no. :282786, Draft date:27/02/2008, Bank name:STATE BANK OF INDIA, Garia, received on :28/02/2008.

**Presentation(Under Section 52 & Rule 22A(3) 46(1))**

Presented for registration at 15.17 on :28/02/2008,at the Office of the A. D. S. R. SONARPUR by Asraf Ali Bhanghi, Executant.

**Admission of Execution(Under Section 58)**

Execution is admitted on :28/02/2008 by

1. Asraf Ali Bhanghi, son of Late Ibrahim Bhanghi, Vill. - Jagannathpur, Thana Sonarpur, By caste Muslim, by Profession :Cultivation
2. Sukanta Kundu, Director, Devaloke Developers Limited, 47 Garia Main Road, profession :Business Identified By Sahajan Bhanghi, son of Asraf Ali Bhanghi Vill. - Jagannathpur P. o. - R K Pally Kolkata 700150 Thana: Sonarpur, by caste Muslim, By Profession :Student.

[Ujjal Kumar Chakrabarty]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
SONARPUR  
Govt. of West Bengal




Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue







Office of the A. D. S. R. SONARPUR, District- South 24-Parganas

Signature / LTI Sheet of Serial No 01820 / 2008 Document Number (I -01406,2008)

I. Signature of the Presentant

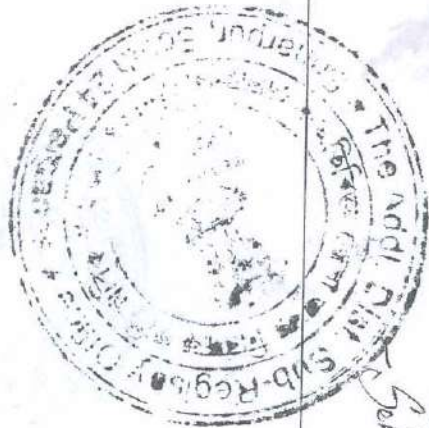
Name of the Presentant	Signature with date
Asraf Ali Bhangji	 28/02/08

II. Signature of the person(s) admitting the Execution

Sl No	Admission of Execution By	Status	Photo	Finger Print	Signature
1.	Sukanta Kundu PS - Sonarpur 16 Nazrui Pally Mahamayatala Kolkata	Self		 LTI	
2.	Asraf Ali Bhangji PS - Sonarpur Vill. - Jagannathpur Dist. - 24 Pgs(s)	Self		 LTI	

Signature of Identifier with Date

Name of Identifier of above Person(s)  
Sahajahan Bhangji  
PS-Sonarpur, Vill. -  
Jagannathpur P.O. - R K Pally  
Kolkata

  
Signature of Identifier with Date  
Behojan Bhangji  
28/2/08

Approved for the Registrar

Received from the Registrar  
for the purpose of the...  
No. 10/15/03

Date of issue	10/15/03
Name of the person	[Faint handwritten name]
Address	[Faint handwritten address]

Sub-Registrar's Office, The Adul District, South 24 Parganas

[Faint handwritten text, possibly a signature or name]

[Faint handwritten text]

[Faint handwritten text]



Sub-Registrar  
South 24 Pgs  
FEB 2003

[Faint vertical text on the left side]

[Faint vertical text on the right side]





Advt. Dist. Sub-Registrar  
South 24 Pgs.  
20 FEB 2009



5/10 SANNIKHAR KUNDA



Government of West Bengal  
Office of the A. D. S. R. SONARPUR  
(Market Value/Chargability assessment Slip)

Query No. 001210      Year : 2008      Date : 26/02/2008

Name of the Applicant: Mahamud Hossain  
Deed Writer  
[0101] Sale Document  
Market Value: Rs. 360924/-

Stamp Duty Payable: Rs. 21655/-  
Stamp Duty: Schedule 1A, Article- 23  
Registration Fee Article: A(1)      Rs. 3960/-

Registering Officer  
A. D. S. R. SONARPUR

N.B. 1. Apart from Stamp Duty (S.D.) and Registration Fees (Regn. Fee) as assessed, there may be additional Stamp Duty & Registration fees based on the description of the document. Per unit charges are given in the following table below:

Security Bond	50/-	71/-	71/-	71/-	71/-
Indemnity Bond	50/-	25/-	10/-	71/-	71/-
Trust	25/-	10/-	71/-	71/-	71/-
Declaration	10/-	71/-	71/-	71/-	71/-
Agreement	10/-	71/-	71/-	71/-	71/-

D. & Regn. Fees are calculated on the basis of information and transaction description/code provided in the Requisition Form. If those information found to be given incorrect, the assessment made stands invalid.  
User charges of Rs 175/- (rupees one hundred seventy five) only inclusive of all taxes per transaction upto 15 (fifteen) pages and Rs 6/- only for each additional page will be applicable

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** :  
SUKANTA KUNDA  
S/O SANNIKHAR KUNDA

Continued .. page 2.

NE  
thp  
is t  
act  
leg  
ER  
ig it

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 2955 to 2968  
being No 01406 for the year 2008.



(Upal Kumar Chakrabarty) 29-February-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. SONARPUR  
West Bengal