



4292  
Date: 4 JUL 2007

VICTOR MOSES & Co  
Solicitor Advocate  
6, C d Fort Office Street  
Calcutta - 700 001



Addl. Dist. Sub-Registry  
Sonarpur, South 24 Pgs

26 MAR 2008

Subj: Holder's  
s/o late Ghoshananda Halder  
189 - bhen fort  
P.S. Sonarpur Krf-103  
Business



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 Bhanggi and Ashraf Ali Bhanggi 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 Bhanggi, Lal Banu Bibi and Rohila Bibi therein referred to as the Vendors of the One Part and Ashraf Ali Bhanggi, therein referred to as Purchaser of the Other Part and registered in the office of the Additional District Sub-Registrar, Baruipur 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 Bhanggi, Lal Banu Bibi and Rohila Bibi therein referred to as the Vendors of the One Part and Ahammad Bhanggi, therein referred to as Purchaser of the Other Part and registered in the office of the Additional District Sub-Registrar, Baruipur



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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 Bhangli, Ashraf Ali Bhangli, 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, Barupur 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 Bhangli, Ashraf Ali Bhangli and Ramjan Ali Mondal amicably separated and partitioned the said entire land between themselves in accordance with their respective shares therein and started enjoying their respective allotments.

H. By a Bengali Kobala dated the 11th day of June, 2002 made between the said Ahammad Bhangli 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, Barupur 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 Bhangli more fully and particularly described in the Schedule thereunder written absolutely and forever.





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By a Deed of Conveyance dated the 21st day of August, 2007 made between the said Saklia 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 Saklia Bibi more fully and particularly described in the Schedule thereunder written absolutely and forever.

J. By a Deed of Conveyance dated the 28th day of February, 2008 made between the said Asraf Ali Bhangji 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. 1408 for the year 2008, 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 8 sataks out the said entire land being the demarcated allotment of the said Asraf Ali Bhangji more fully and particularly described in the Schedule thereunder written absolutely and forever.

K. The Vendor abovenamed 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 a demarcated area admeasuring 4 sataks out the said entire land being the demarcated allotment of the said Ramjan All Mondal 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. 1,40,000/- (Rupees one lakh forty thousand only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,40,000/- (Rupees one lakh forty thousand only) of the lawful money of the Union of India well and truly paid by the Purchaser to

Continued .. page 5.



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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 agricultural land measuring 4 sataks be the same a little more or less being the demarcated Northern portion of the land comprised in R. S. Dag No. 421, R. S. Khata No. 137, L.R. Dag No. 463, 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, 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 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 well and

Continued .. page 6.



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and is lawfully 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.



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THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of agricultural land measuring 4 sataks be the same a little more or less being the demarcated Northern portion of the lands comprised in R. S. Dag No.421, R. S. Khalian No. 137, L.R. Dag No. 463, 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 land in Dag Nos. 434 and 442 (A12)  
ON THE SOUTH BY : By remaining land in Dag No. 421  
ON THE WEST BY : By remaining land in Dag No. 422  
ON THE EAST BY : By land in Dag No. 439

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand and seal the day month and year first above written.

SIGNED AND DELIVERED by  
the said VENDOR at Kolkata in

*রাজেশ্বর গঙ্গোপাধ্যায়*

the presence of :  
1) Masud Ali  
Tajrovi R.K.Pally  
Ked-150  
2. Nandan Bera  
25/8, M.N. Banerjee  
Cultural, 700 042

SIGNED AND SEALED by  
the said PURCHASER at Kolkata

For DEVELOPER DEVELOPERS LTD.  
*Sudhakar*

In the presence of :  
1) Masud Ali  
Tajrovi, R.K.Pally  
Ked-150  
2) Nandan Bera  
25/8 M.N. Banerjee  
Cultural, 700 042



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MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 1,40,000/- (Rupees one lakh forty thousand only) being the full consideration money as per particulars below :-

By Cash	.....	Rs. 1,40,000.00
Total		<u>Rs. 1,40,000.00</u>

(Rupees one lakh forty thousand only)

गुणगुण अंशमाला केंद्र

- WITNESSES:
- ① Masud Ali  
Tajawalia R.V. Party  
Kod-153
  - ② Narendra Bann  
2578, M.N. San. House  
Cant. Cuttack, 7510040

Drafted by me.

Masud Ali  
Advocate



✓  
Addl. Dist. Sub-Registrar  
Sonairpore, South 24 Pgs.  
26 MAR 2008





পেক ও দাতা

ডানহাত	বামহাত	বৃক্ষাঙ্গুল	তর্জনী	মধ্যমা	অন্যায়িকা	কনিষ্ঠা

নাম : Ranajit Kumar Ma

স্বাক্ষর : Ranajit Kumar Ma



নাম : Ranajit Kumar Ma

স্বাক্ষর : Ranajit Kumar Ma

দাতা / গ্রহীতা

ডানহাত	বামহাত	বৃক্ষাঙ্গুল	তর্জনী	মধ্যমা	অন্যায়িকা	কনিষ্ঠা

নাম : .....

দাতা / গ্রহীতা

ডানহাত	বামহাত	বৃক্ষাঙ্গুল	তর্জনী	মধ্যমা	অন্যায়িকা	কনিষ্ঠা

নাম : .....



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**Government of West Bengal**  
**Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. SONARPUR, District- South 24-Parganas**  
**Sheet of Serial No 02952 / 2008 Document Number (I -02637,2008)**

Name of the Presentant	Signature with date
Sukanta Kundu	<i>Sukanta Kundu</i>

Signature of the person(s) admitting the Execution

Sl No	Admission of Execution By	Status	Photo	Finger Print	Signature
1.	Sukanta Kundu	Self		 LTI	<i>Sukanta Kundu</i>
2.	Ramjan All Mondal PS - Sonarpur VIII- Jagannathpur Sonarpur 24pgs(s)	Self		 LTI	<i>Ramjan All Mondal</i>
Name of Identifier of above Person(s) Dilip Halder PS-.39 Green Park Sonarpur 24pgs(s)			Signature of Identifier with Date <i>Dilip Halder 26/3/08</i>		

(Utpal Kumar Chakrabarty)  
 ADDITIONAL DISTRICT SUB-REGISTRAR  
 Office of the A. D. S. R. SONARPUR



Addl. Dist. Sub-Registrar  
Sonapour, South 24 Pgs.  
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Government Of West Bengal  
Office of the A. D. S. R. SONARPUR  
SONARPUR  
Endorsement For deed Number :1-02637 of :2008  
(Serial No. 02952, 2008)

Rule 43)

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

Amount of Fees:

Stamp Paid in rupees under article : A(1) = 1980/- on 26/03/2008

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- 180462/-

Certified that the required stamp duty of this document is Rs 10828/- and the Stamp duty paid as Impressive Rs- 100

Deficit stamp duty

Deficit stamp duty : Rs 10828/- is paid by the draft no. 247954, Draft date:26/03/2008, Bank name:STATE BANK OF INDIA, Sonarpur, received on :26/03/2008

Presentation(Under Section 52 & Rule 22A(3) 42(1))

Presented for registration at 17.37 on :26/03/2008 at the Office of the A. D. S. R. SONARPUR by Sukanta Kundu, Claimant

Admission of Execution(Under Section 58)

Execution is admitted on :26/03/2008 by

1. Ranjan, Ali, Mondal, son of LI Abed Ali Mondal, Vill- Jagannathpur, Thana Sonarpur, By caste Muslim, by Profession : Others
2. Sukanta Kundu, Director, Devaloke Developers Ltd, 47 Garia Main Rd., profession :Service Identified By Dilip Haider, son of LI Dhirendra Nath Haider 39 Green Park, Sonarpur 2493(s) Thana: .. by caste Hindu, By Profession :Business.

[Ulpal Kumar Chakrabarty]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
SONARPUR

Govt. of West Bengal

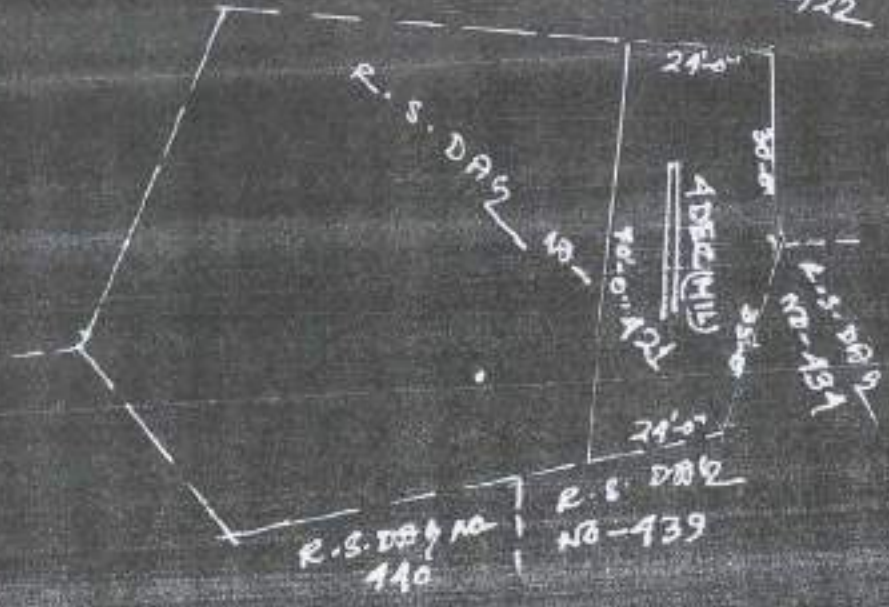


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Addl. Dist. Sub-Registrar  
Sonepur, South 24 Pgs.  
26 MAR 2008



THE PLAN OF R.S. DAG NO-421  
T MURAR - THAKURATH RUR. T.H. NO-51  
R.S. SOLAR RUR. DISTE 21 PGS (S)  
AREA OF PLOT BOUNDED BY RED LINES  
SCALE-1:500

R. S. DAG NO-422



Dist. Sign

Handwritten notes and signatures at the bottom of the page.





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Addl. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.  
26 MAR 2008



Government of West Bengal  
Office of the A. D. S. R. SONARPUR  
W.B. FORM NO. 1294

Date 26/03/2008

Deed No. 1-0205/2008

Exccutant Name Kumari Ali Mondal

Claimant Name Subarna Kundu

Serial No. 02957/2008

Presentant Name Subarna Kundu

Type of Deed Sale Document

Market Value Rs.180462/-

Fees & Standard User charges Paid Rs.2155/-

Stamp Duty Paid (Break up as below)

10228

Article	Amount (Rs.)	Article	Amount (Rs.)
1. By Stamp	Rs. 1000-	1. By Stamp	Rs. 1000-
2. By Dmta/Challan	Rs. 10828	2. By Dmta/Challan	Rs. 10828

Sl. No. D/B/C/No. D/B/C/D/Date Amount (Rs.)

1. 24/304 26/03/2008 10528

Registering Officer  
A. D. S. R. SONARPUR

Standard User Charges Rs. 170/-



Addl. Dist. Sub-Registrar  
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