

0A3886

1/8/10

RS. No. 412 (3)

Date - 4/12



पश्चिम बंगाल WEST BENGAL

808749

Certified that the documents is admitted  
 to registration, the stamp is valid and  
 the endorsement sheet enclosed the  
 document are part of this document.

Subramanian Sivasubramanian  
 Registrar, West Bengal  
 29 June 2010

404. 27.10  
 21/12/10

25/11

28/6/10

Rec'd

THIS INDENTURE made this 25 day of June, Two Thousand Ten  
 BETWEEN MALEKA BEGUM widow of Abdul Hanif, ABDUL HASIM  
 son of Late Abdul Hanif, ABDUL RAHIM, ABDUL WAHIDE ABDUL  
SAHID, ABDUL HALIM AND ABDUL HAL, all residing at 55/1,  
 Sellimpur Lane, Kolkata - 700031, 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 ONEPART AND DEVALOKE DEVELOPERS LIMITED, a Company  
 duly incorporated under the Companies Act, 1956 having its registered  
 office at No. 47, Garia Main Road, Kolkata - 700084, represented by its

Continued ..... page 2.

2  
 2/10/10  
 2/10/10  
 2/10/10



SI. No. H197 D 25/6/2010 5007

Mr. Suresh Dey, Director, P&I Ltd  
Address: 49, Green Park Rd, K-1-84

P. S. Vendor: *Santosh K. Dey*

Santosh K. Dey  
ALIPUR POLICE COURT  
Kolkata - 27

5007

Sukumar

1202

FOR DEVELOPER DEVELOPERS LTD.

Sukumar

Director  
Meheta Begum

1203



1204

Abul Hasim



1205

Abul Rakim



Police Komor Holder  
S/o Lt. Abinash Chandra, Holder  
39, Green Park, K-1-103

Registered By  
Registration ACT 1908  
25 JUN 2010





Government Of West Bengal  
Office Of the D.S.R.-IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 05016 of 2010  
(Serial No. 04386 of 2010)

On 25/06/2010

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 20.25 hrs on :25/06/2010, at the Private residence by Sukanta Kundu , Claimant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**  
Execution is admitted on 25/06/2010 by

1. Abdul Hesim, son of Lt. Abdul Hanif , 55/1,selimpur Lane, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste Muslim, By Profession : ----
2. Abdul Rahim, son of . , 55/1,selimpur Lane, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste Muslim, By Profession : ----
3. Abdul White, son of . , 55/1,selimpur Lane, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste Muslim, By Profession : ----
4. Abdul Sahid, son of . , 55/1,selimpur Lane, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste Muslim, By Profession : ----
5. Abdul Halim, son of . , 55/1,selimpur Lane, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste Muslim, By Profession : ----
6. Abdul Hai, son of . , 55/1,selimpur Lane, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste Muslim, By Profession : ----
7. Maleka Begum, wife of Abdul Hanif , 55/1,selimpur Lane, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste Muslim, By Profession : ----
8. Sukanta Kundu  
Director, Devaloke Developers Ltd, 47,gana Main Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084  
By Profession : ----

On 28/06/2010

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

**Certificate of Market Value(WB PUVT rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed atRs.-3779591(South 24 Parganas)



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 1 of 2

29/06/2010 16:51:00





Government Of West Bengal  
Office Of the D.S.R.-IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 05016 of 2010  
(Serial No. 04386 of 2010)

Certified that the required stamp duty of this document is Rs.- 264607/- and the Stamp duty paid as:  
Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 151896, Draft Date 25/06/2010, Bank Name State Bank of India, MAHAMAYATALA, received on 28/06/2010
2. Rs. 49000/- is paid, by the draft number 151895, Draft Date 25/06/2010, Bank Name State Bank of India, MAHAMAYATALA, received on 28/06/2010
3. Rs. 49000/- is paid, by the draft number 151894, Draft Date 25/06/2010, Bank Name State Bank of India, MAHAMAYATALA, received on 28/06/2010
4. Rs. 49000/- is paid, by the draft number 151893, Draft Date 25/06/2010, Bank Name State Bank of India, MAHAMAYATALA, received on 28/06/2010
5. Rs. 49000/- is paid, by the draft number 151892, Draft Date 25/06/2010, Bank Name State Bank of India, MAHAMAYATALA, received on 28/06/2010
6. Rs. 14630/- is paid, by the draft number 151891, Draft Date 25/06/2010, Bank Name State Bank of India, MAHAMAYATALA, received on 28/06/2010

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

On 29/06/2010

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

Fee Paid in rupees under article : A(1) = 41569/- , E = 7/- , H = 28/- , M(b) = 4/- on 29/06/2010

Payment of Fees:



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

29/06/2010 16:51:00

Endorsement Page 2 of 2



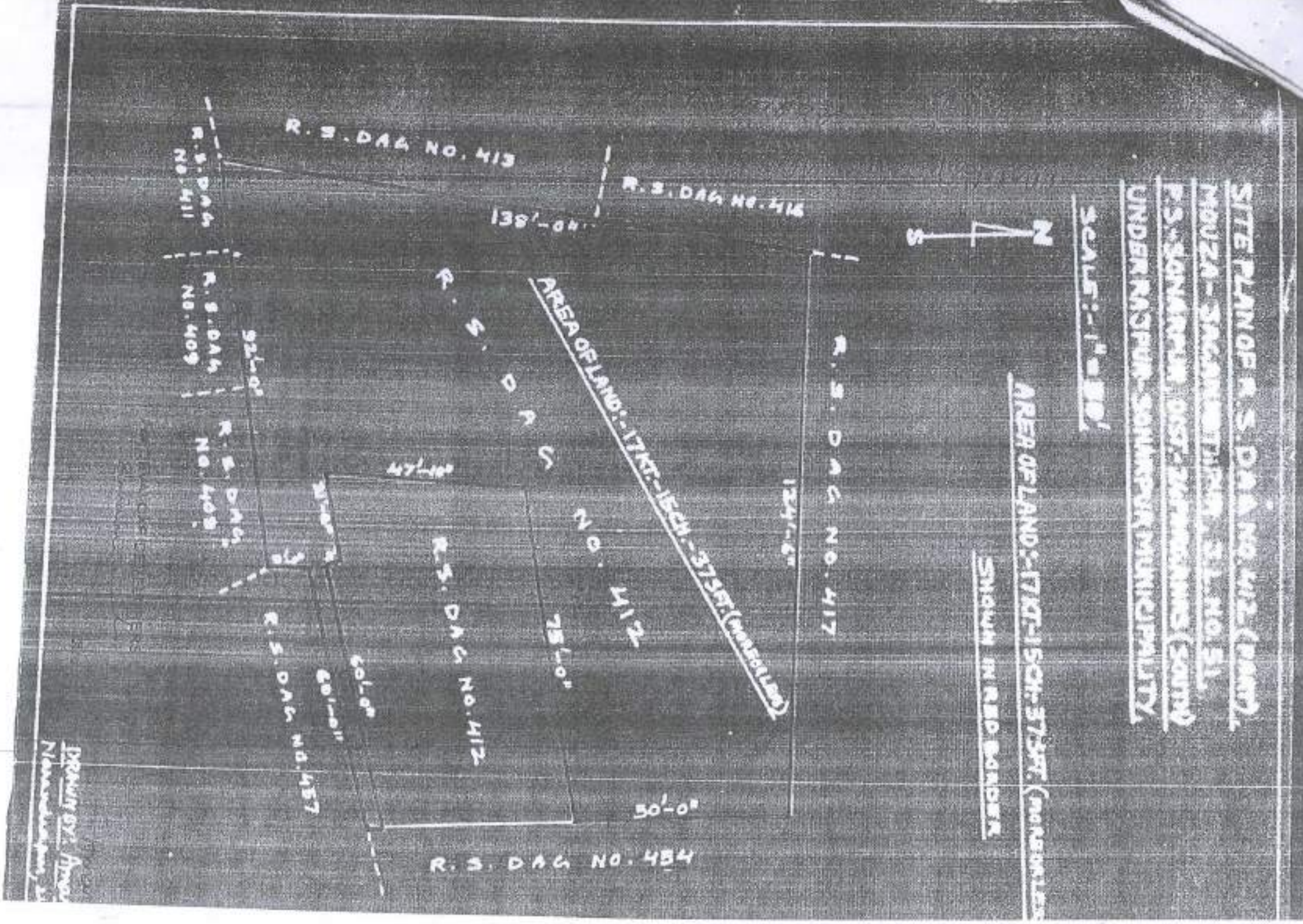
SITE PLAN OF R. S. DAG NO. 412 (PART)  
MOUZA - SAGANWADI PUN, S.L. NO. 51,  
P.S. - SONARPUR, DIST. - ZAFARPUR (SOUTH)  
UNDER NASIPUR - SONARPUR MUNICIPALITY,

SCALE:- 1" = 100'



AREA OF LAND:- 17KT-15CH-375PT. (MORRIE)

SHOWN IN RED BORDER



DRAWN BY: Anwar  
 Nasiruddinpur, S.L.



THE UNIVERSITY OF CHICAGO  
LIBRARY

UNIVERSITY OF CHICAGO



UNIVERSITY OF CHICAGO  
LIBRARY  
25 11th St  
Chicago, Ill.



Director, Sukanta Kundu, son of Sankar Kundu of 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. Badsha Ali Laskar, Enchhan Ali Laskar, Jobeda Khatoon Bibi, Jogaton Bibi, Motijan Bibi, Abdul Rahaman and Anwara Khatoon Bibi were the absolute joint owners of All That the piece and parcel of agricultural land measuring 38 sataks equivalent to 1 Bigha 2 Cottahs 15 Chittacks 37.8 Sq ft. be the same a little more or less in R. S. Dag No. 412, L.R. Dag No. 454, R.S. Khalian No. 168, L.R. Khalian No. 895 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 hereinafter referred to as the 'said entire land').

B. By a Kobala dated the 6<sup>th</sup> day of January, 1954 made between the said Badsha Ali Laskar, Enchhan Ali Laskar, Jobeda Khatoon Bibi, Jogan Bibi and Motijan Bibi for self and as guardian of Abdul Rahaman and Anwara Khatoon Bibi therein jointly referred to as the Vendors of the One Part and Mossammat Sahara Khatoon Bibi, therein referred to as Purchaser of the Other Part and registered in the office of the Sub-Registrar, Barulpur in Book No. 1, Volume No. 57, Pages 275 to 278, Being No. 5576 for the year 1954, 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 said entire land more fully and particularly described in the Schedule thereunder written.

C. By another Kobala dated the 14<sup>th</sup> day of February, 1992 made between the said Mossammat Sahara Khatoon Bibi therein referred to as the Vendor of the One Part and Abdul Hanif, Abdul Rahim, Abdul Owahid, Abdul Sahid, Abdul Halim and Abdul Hai therein jointly referred to as the Purchasers of the Other Part and registered in the



1206

Abdul Gharide



1207

Abdul Sadiq



1208

Shahid Hakim



1209

Abdul Hai

~~Subhan Ahmad~~



*[Handwritten signature]*

25 NOV 2019

FORDWALKE DEVELOPERS LTD.

~~Subhan Ahmad~~  
Director

*Delip Kumar & Helan*



office of the District Sub-Registrar, Alipur in Book No. 1, Volume No. 52, Pages 189 to 196, Being No. 2514 for the year 1992, the said Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That said entire land more fully and particularly described in the Schedule thereunder written.

D. The said Abdul Hanif who was a Muslim governed by the Mohammedan School of Law died intestate on the 17<sup>th</sup> day of September, 1993 leaving him surviving his widow, Maleka Begum and his son Abdul Hasim as his only heirs and legal representatives who jointly inherited his undivided share in the said land according to their respective shares under the Muslim Law absolutely and forever.

E. By another Khabala dated the 10<sup>th</sup> day of October, 1998 made between the said Abdul Rahim, Abdul Owahid, Abdul Sahid, Abdul Halim, Abdul Hai, Maleka Begam and Abdul Hasim therein jointly referred to as the Vendors of the One Part and Abdul Sagir therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub-Registrar, Alipur in Book No. 1, Volume No. 37, Pages 301 to 316, Being No. 1443 for the year 2000, 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 demarcated 5 cottahs out of the said entire land more fully and particularly described in the Schedule thereunder written.

F. Thus the said Maleka Begam, Abdul Hasim, Abdul Rahim, Abdul Owahid, Abdul Sahid, Abdul Halim and Abdul Hai remained the absolute joint owners of the balance area of demarcated 17 Cottahs 15 Chittacks 37.8 Sq. ft out of the said land (hereinafter referred to as the said land) more fully and particularly described in the Schedule hereunder written.

G. Thus the Vendors are now seized and possessed of and/or otherwise well and sufficiently entitled to All That the said land free from all encumbrances, charges, liens, dispendens, acquisitions, requisitions, attachments and trusts of whatsoever nature.



UNITED STATES DEPARTMENT OF COMMERCE  
U.S. COAST GUARD  
OFFICE OF THE DISTRICT COMMISSIONER  
25 1st Street  
New York, N.Y.

*[Handwritten signature]*



H. The Vendors have 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 the said land at and for the consideration of a sum of Rs. 23,00,000/- (Rupees Twenty three lacs only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 23,00,000/- (Rupees Twenty three lacs 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 piece and parcel of land containing an area of demarcated 17 Cottahs 15 Chittacks 37 8 Sq. ft be the same a little more or less situate lying at Mouja Jagannathpur, Police Station Sonarpur, in R. S. Dag No. 412, L.R. Dag No. 454, R.S. Khalian No. 168, L.R. Khalian No. 895 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 Vendors into and upon the same or any part thereof **TOGETHER WITH** all deeds, pattahs, munirments 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 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



UNITED KINGDOM  
100  
25 APR 1971



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



UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
WASHINGTON, D.C. 20250  
25 SEP 1944

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
WASHINGTON, D.C. 20250  
25 SEP 1944



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 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 :

ALL THAT the piece and parcel of land containing an area of demarcated 17 Cottahs 15 Chittacks 37 8 Sq. ft be the same a little more or less situate and lying at Mouza Jagannathpur, P.S. Sonarpur, J.L.No.51, Touji No.271, comprised in R. S. Dag No. 412, L.R. Dag No. 454, R.S. Khaitan No. 168, L.R. Khaitan No. 895, District Sub-Registrar Sonarpur, in the District of 24 Parganas South butted and bounded in the following manner:

Continued .. page 7.

30



UNITED STATES DEPARTMENT OF AGRICULTURE  
BUREAU OF PLANT INDUSTRY  
WASHINGTON, D. C.  
25 1111 1911

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On the North : By land in Dag No. 417

On the East : By remaining land in Dag No. 412 and Dag No. 454

On the South : By remaining land in Dag 412 and land in Dag No. 411, 410, 408 and 457

On the West : By land in Dag Nos. 416 and 413

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

SIGNED AND DELIVERED by the said

VENDORS at Kolkata in the presence of :

Kamal Sarker

Dele's Kumar Halder



Molka Begum  
Abdul Karim

Abdul Robim

Abdul Solid

Abdus Salam

Abdul Hai

Abdul Karim

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

Kamal Sarker

Dele's Kumar Halder

For DEVALOK DEVELOPERS LTD,  
Subham Mondal

Director





MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of  
Rs. 23,00,000/- (Rupees Twenty three lacs only) being the full consideration money as  
per particulars below :-

By Pay Order No. .... dated .....  
issued by ..... Bank,

..... Branch ..... Rs. ....

By Cash ..... Rs. ....

Total ..... Rs. 23,00,000.00

(Rupees Twenty three lacs only)

WITNESSES:

Kamal Sankar  
Kusumba, Hallinapur  
P.O. Narayan Dapur  
P.S. Sonapur  
Tal. - 103.

Mahabeswari  
Abha Hansari  
Abdul Rahim  
Abdul Salid  
Sheela Stalin  
Abdul Haq  
Abdul Cassida

Delip Kumar Adhikari  
S/O. Late Ahirendra Prasad, Hallin  
33, Gnananagar, Tal. - 103.

Drafted by me

Rajis  
Advocate, High Court.

UNITED STATES DEPARTMENT OF  
THE TREASURY  
RECEIVED  
2 5 1934







NAME

SUKANTA KUNDU

SIGNATURE

Sukanta Kundu

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



NAME

Malik Begum

SIGNATURE

Malik Begum

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



NAME

Allal Kishan

SIGNATURE

Allal Kishan

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



NAME

Allal Kishan

SIGNATURE

Allal Kishan

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

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	Thumb	Fore Finger	Middle Finger	Ring Finger	
Left Hand					
Right Hand					

NAME

SIGNATURE

*Domiano Alonzo*

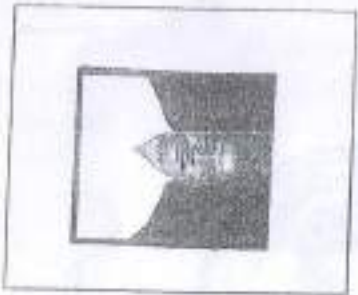


	Thumb	Fore Finger	Middle Finger	Ring Finger	
Left Hand					
Right Hand					

NAME

SIGNATURE

*Arnel Salas*



	Thumb	Fore Finger	Middle Finger	Ring Finger	
Left Hand					
Right Hand					

NAME

SIGNATURE

*Abel Salas*



	Thumb	Fore Finger	Middle Finger	Ring Finger	
Left Hand					
Right Hand					

NAME

SIGNATURE

*Abel Salas*

UNITED STATES DEPARTMENT OF  
AGRICULTURE  
BUREAU OF PLANT INDUSTRY  
WASHINGTON, D. C.  
2 5 1934





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 17  
Page from 4951 to 4966  
being No 05016 for the year 2010.



(Dulal Chandrasaha) 29-June-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal