

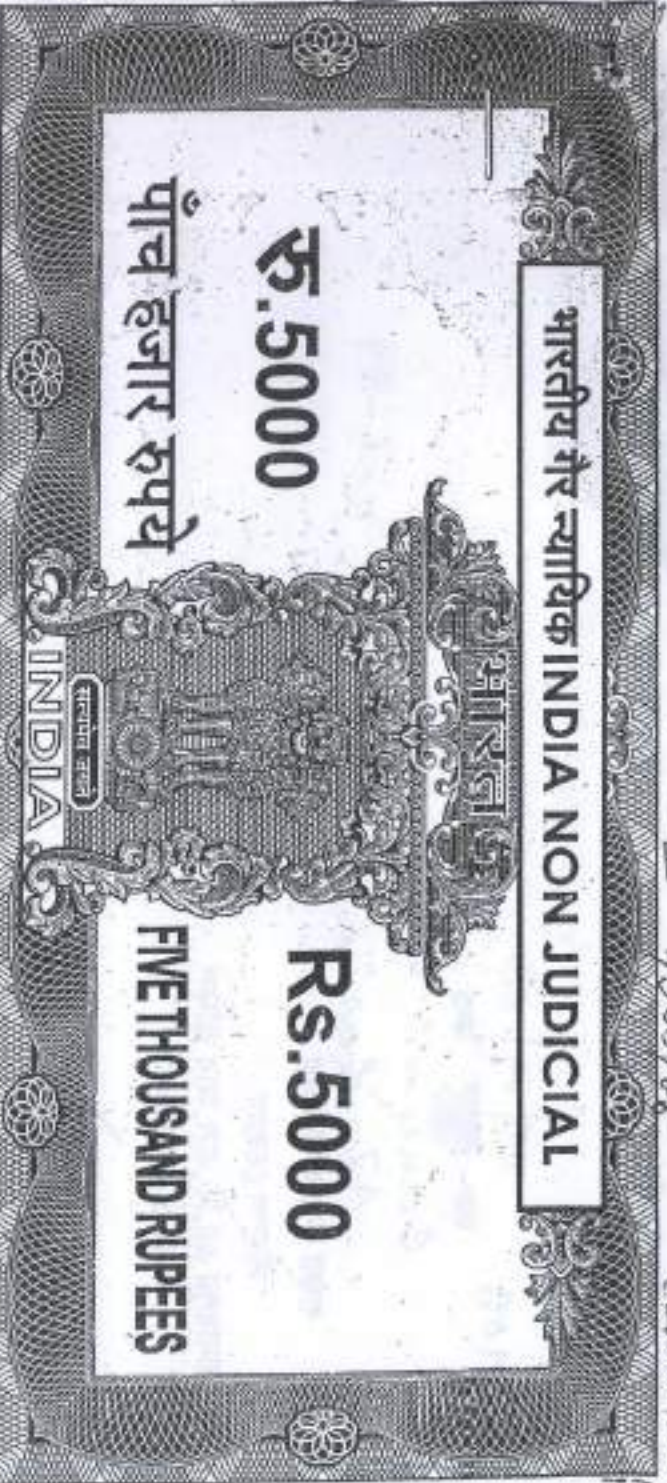
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भारतीय गैर न्यायिक INDIA NON JUDICIAL



₹.5000

RS.5000

पाँच हजार रुपये

FIVETHOUSAND RUPEES

পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

222415

1008/18
19/2/23
9125281
E-1A

11 SEP 2008

11 SEP 2008

THIS INDENTURE made this 10/11 day of September, Two Thousand Eight BETWEEN **SOFIA BIBI ALIAS SEPIYA BHANGLI**, widow of Late Saukat Ali Bhanagl, residing at Village Jagannathpur, P.S. Sonarpur, District South 24 Parganas, **IMAN ALI MOLLA** son of Late Sahadat Ali Molla, residing at Basanti, P.S. Canning, District South 24 Parganas, **HOSSAIN ALI MOLLA** son of Late Sahadat Ali Molla, residing at Village Kumrakhali, 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

Continued page 2.

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 ঠিকানা
 ৪৭. ফার্মিয়া হোল্ডিংস, কল-৪৭
 শহর কুমার সরকার
 স্ট্রীটস তেজপুর
 সোনারপুর এ.ডি.এস. আর অফিস
 অফিস ২৪ পরগনা

— শেখা শ্রমিক হোল্ডার

N. C.T. No 1547

শেখা শ্রমিক হোল্ডার
 S.P. and Sons, Full-alley
 of
 Karam ali, Mulla
 Hossain ali, Mulla

N. C.T. No 1547

KASHMIRI ALI LASKER
 BY THE PEN OF
 DELIP KUMAR HALDER

N. C.T. No 1547
 SEP 2008

Aekia Bawa
 BY THE PEN OF
 DELIP KUMAR HALDER

DELIP KUMAR HALDER
 S/O Late Bhi Chandramath Halder
 30 Green Lane, P.O. Nalbari
 KOL- 103, Business.



Addl. Dist. Sub-Registrar
 Sonarpore, South 24 P.S.

deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**, the said **IMAN ALI MOLLA** and **HOSSAIN ALI MOLLA** both are represented by their Constituted Attorney **AKBAR HOSSAIN MONDAL** son of Late Monajat Ali Mondal, residing at Village Ukhilia Paikpara, P.S. Sonarpur, District South 24 Parganas by and under a registered Power of Attorney which was registered on 28/11/05 before the office of the D.S.R. - IV, Alipore vide Deed No. 00238 for the year 2005. **KASEM ALI LASKAR ALIAS KACHER LASKAR** son of Late Akkach Ali Laskar, residing at Village Chakraborty Abad Uttarbhag, Kalabarthu, P.O. Chhayani, P.S. Baruipur, District South 24 Parganas, **ACHHIA BEWA ALIAS ACHHIRANBIBI LASKAR** wife of Late Iman Ali Laskar, residing at D. Sahapur, Village Kurail Hardaha Anchal, P.O. Chhayani, P.S. Baruipur, District South 24 Parganas, **AKBAR HOSSAIN MONDAL** son of Late Monajat Ali Mondal, residing at Village Ukhilia Paikpara, P.S. Sonarpur, District South 24 Parganas, hereinafter collectively referred to as the **CONFIRMING PARTIES** (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 **SECOND 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, represented by its Director, 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 **THIRD PART** :

WHEREAS :

- A. One Sarbanu Bibi was the absolute owner of All That the piece and parcel of agricultural land measuring 21 sataks be the same a little more or less in R. S. Dag No. 417, L.R. Dag No. 459, R.S. Khatian No. 172, L.R. Khatian Nqs. 815/1 and 831 situate lying at Mouza Jagannathpur, P.S. Sonarpur, more fully and particularly described in the Schedule hereunder written (and hereinafter referred to as the "said land").
- B. The said Sarbanu Bibi who was a Muslim governed by the Mohammedan School of Law died intestate on the 10th day of October 1965, having been predeceased by one of her daughters, namely, Kajol Bibi and leaving her surviving her son namely, Sahadat Molla and one daughter namely, Tohiran Bewa as her only heirs and legal

V. A.T. S. No 1548

Sofia Babi Alias
Sepiya Bhangy
BY the Perm of
Dilip Kumar Halder

FOR DEVELOPE DEVELOPEERS LTD.
Sulwanvill
Director

V. A.T. S. No 1549



Adl. Dir. Sub-Registrar
South 24 Prgs

11 SEP 2008

representatives who jointly inherited the said land absolutely and forever in the following ratio:

Name	Share	Area
Sahadat Molla	two-third	14 sataks
Tohiran Bewa	one-third	7 sataks

C. By a Bengali Kobala dated the 18th day of February, 1986 made between the said Tohiran Bewa therein referred to as the Vendor of the One Part and and Sofia Bibi, 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. 12, Pages 37 to 41 Being No. 859 for the year 1986, 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 her undivided share being 7 sataks be the same a little more or less in the said land more fully and particularly described in the Schedule thereunder written.

D. The said Sahadat Molla who was a Muslim governed by the Mohammedan School of Law died intestate leaving him surviving his two sons namely, Iman Ali Molla and Hossain Ali Molla as his only heirs and legal representatives who jointly inherited his undivided share in the said land being 14 sataks absolutely and forever.

E. By a Power of Attorney dated the 28th day of November 2005 and registered in the office of the Additional District Sub Registrar, Sonarpur in Book No. IV, Volume No. 1, Pages 1130 to 1136, Being No. 00238 for the year 2005 the said Iman Ali Molla and Hossain Ali Molla had jointly nominated and appointed Akbar Hossain Mondal as their constituted attorney in respect of their joint undivided share in the said land being 14 sataks and the said Iman Ali Molla and Hossain Ali Molla do hereby jointly cancel and revoke the said Power of Attorney dated the 28th day of November 2005 and shall not be liable for any act, deed or thing done by their constituted attorney, the said Akbar Hossain Mondal from this day.



110
11 SEP 2018
REGISTRAR OF COMPANIES
CHANDIGARH

11 SEP 2018

ADD: Dist. Sub-Registrar
Sector 24, Phase 2
Chandigarh

11 SEP 2018

REGISTRAR OF COMPANIES
CHANDIGARH

The said Akbar Hossain Mondal confirms that he has not taken any step or steps on the basis of the power of attorney granted in his name as aforesaid and has not dealt with any part or portion of the said land in any manner whatsoever at any point of time.

G Thus the Vendors are presently the owners of the said land in the following ratio:

Name	Share	Area
Sofia Bibi	one-third 5/14 of Union's share	7 sataks
Iman Ali Molla	one-third	7 sataks
Hossain Ali Mondal	one-third	7 sataks

H. The Vendors have agreed to sell and the Confirming Parties have agreed to confirm and the Purchaser has agreed to purchase free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature All That the said land admeasuring 21 sataks at and for the consideration of a sum of Rs. 6,59,544/- (Rupees Six lacs fifty nine thousand five hundred forty four only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement

and in consideration of the said sum of Rs. 6,59,544/- (Rupees Six lacs fifty nine thousand five hundred forty four 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 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 agricultural land measuring 21 sataks be the same a little more or less in R. S. Dag No. 417, L.R. Dag No. 459, R.S. Khaitan No. 172, L.R. Khaitan Nos. 815/1 and 831 situate lying at Mouza Jagannathpur, P.S. Sonarpur, more fully and particularly described in the Schedule hereunder written and shown and delineated in the map/plan annexed hereto and bordered and enclosed thereon (hereinafter referred to as the 'said land') **OR HOWSOEVER**



Aditi, Dist. Sub-Registrar
Somaspet, South 24 Pps

11 SEP 2018

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[Faint, mostly illegible text, likely a letter or official communication.]

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, patfalls, 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 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 DOETH HEREBY COVENANT WITH

THE PURCHASER as follows :

- (a) **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their 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



Addl. Dist. Registrar
Sonepur, South 24 Pps

11 SEP 20NR

THE DISTRICT REGISTRAR
Sonepur, South 24 Pps

...

(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



Aditi, Dist. Sub-Registrar
Sonapatna, Sahib 24 PWS

11 SEP 2018

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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 agricultural land measuring 21 sataks be the same a little more or less in R. S. Dag No. 417, L.R. Dag No. 459, R.S. Khatian No. 172, L.R. Khatian Nos. 815/1 and 831 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 Nos. 418 and 419
- On the East : By land in Dag Nos. 453 and 454
- On the South : By land in Dag No. 412
- On the West : By land in Dag No. 416

IN WITNESS WHEREOF the parties abovenamed 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 :

*Silep Kumar Halder
39 Green Park,
P.O. Narendrapur,
Kof. 103.*



*Sofia Bibi Alias
Sopiya Bhangsi
By the hand of
Silep Kumar Halder
Attorn & Power of
Self and Certified
of
Haram ali Palla
Haram ali Palla*



11 SEP 2018
Addl. Dist. Sub-Registrar
Sonapatna, Sahib 24 Pts

11 SEP 2018

Handwritten notes in Hindi, including 'आदेश' (Order) and 'संख्या' (Number).

Handwritten notes in Hindi, including 'संख्या' (Number) and 'दिनांक' (Date).

Main body of the document containing official text, likely a government order or notification, written in Hindi. The text is mostly illegible due to blurring and low resolution.

SIGNED AND DELIVERED by the
said **CONFIRMING PARTIES** at

Kolkata in the presence of:
Delip Kumar Ghosh
30 Green Park
P.O. Narayana Pur.
Krf-103
with writing
Mohamud Khan.

Kasham Ali Khan
By receipt of Mohamud Khan
Aty's Bar
By the P.O. Narayana Pur.
Aty's Bar

in

SIGNED AND SEALED by the

said **PURCHASER** at Kolkata

in the presence of:

FOR DEVELOPER DEVELOPERS LTD.

Saeed ul Haq
Director

✓



Aditi, Asst. Sub-Registrar
Singapore, South 24 PWS

11 SEP 2022

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 6,59,544/- (Rupees Six lacs fifty nine thousand five hundred forty four only) being the full consideration money as per particulars below :-

By Pay Order No. dated 10/2/2008
issued by UTI Bank Ltd., Garla Branch in favour
of Sepiya Bhangal Rs. 2,20,000.00

By Cash paid to Iman Ali Molla
and Hossain Ali Molla
Rs. 4,39,544.00
Total Rs. 6,59,544.00

(Rupees Six lacs fifty nine thousand five hundred forty four only)

WITNESSES:

*Witn. Mulla
Mokammya*

Shahid Hussain Head

Drafted by me
Mulla
Advocate



Addl. Dist. Sift. Registrar
Sonepur, South 24 Pps

11 SEP 2008

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[Faint handwritten text, possibly 'Sonepur']

PRESENTANT/
EXECUTANT



		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	RIGHT HAND					

NAME
SIGNATURE *Sofia Bibi Akhies*
Sofia Bibi Akhies
18y No. 124 of 2019 Kamesthala

CLAIMENT/
EXECUTANT



		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	RIGHT HAND					

NAME
SIGNATURE *Arfa Shariq*
Arfa Shariq

CLAIMENT/
EXECUTANT



		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	RIGHT HAND					

NAME *Hashim Ali Laxari*
19y No. 124 of 2019 Kamesthala
SIGNATURE *Hashim Ali Laxari*

CLAIMENT/
EXECUTANT



		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	RIGHT HAND					

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

NAME SIGNATURE

CLAIMENT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

NAME SIGNATURE

CLAIMENT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

NAME SIGNATURE

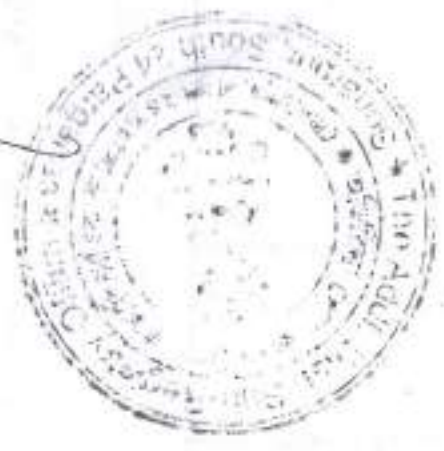
CLAIMENT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

NAME SANKAR KUNDU SIGNATURE Sankar
 For DEVALOK DEVELOPERS LTD
 Director



LEFT HAND	RIGHT HAND

LOT DEWYOKE DEVEROSES FLD



Addl. Prod. Sub-Registration
Signature, Serial # & Pgs.

11 SEP 2008



Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR
Endorsement For deed Number J-093555 of : 2008
(Serial No. 09132, 2008)

19/2008

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

Presented for registration at 19.25 hrs on 10/09/2008, at the private residence by Akbar Hossain Mondal, one of the Executants:

Admission of Execution(Under Section 58)

Execution is admitted on 10/09/2008 by

1. Akbar Hossain Mondal, son of Lt. Monrajat Ali Mondal, Ukhila Park Para 24 Pgs (s) Thana Sonarpur, By caste Muslim, by Profession :Business
2. Sofia Bibi alias Sepiya Bhengi, wife of Lt. Saukat Ali Bhangi, Jegganathpur 24 Pgs (s) Thana Sonarpur, By caste Muslim, by Profession :House wife
3. Kasem Ali Laskar alias Kacher Laskar, son of Lt. Akkash Ali Laskar, Chakraborty Abad, Uttar Bhanga Kalabherhu Chhayani, 24 Pgs (s) Thana Barunpur, By caste Muslim, by Profession :Business
4. Achha Bewa alias Achhiran Bibi Laskar, wife of Lt. Iman Ali Laskar, D-saha Pur Kuraili Handana Anchal Chhayani, 24 Pgs (s) Thana Barunpur, By caste Muslim, by Profession :House wife
5. Sankar Kundu, Director, Dewaloke Developers Ltd, 47, Garla Main Road, profession :Business
Identified By Dilip Kr. Haider, son of Lt. Dharendra Nath Haider 34, Green Park Narendrapur Kolkata 700103 Thana Sonarpur, by caste Hindu, By Profession :Business.

Executed by Attorney

1. Execution By Akbar Hossain Mondal, son of Lt. Monrajat Ali Mondal, Ukhila Park Para 24 Pgs (s) Thana Sonarpur By caste Muslim, by Profession :Business, as the constituted attorney of 1. Iman Ali Molla 2. Hossain Ali Molla is admitted by him.
- Identified By Dilip Kr. Haider, son of Lt. Dharendra Nath Haider 34, Green Park Narendrapur Kolkata 700103 Thana Sonarpur, by caste Hindu, By Profession :Business.

Name of the Registering officer : Utpal Kumar
Chakrabarty
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

On 11/09/2008

Certificate of Admissibility(Rule 43)

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. 10,00/-.

(Utpal Kumar Chakrabarty)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
SONARPUR
Govt. of West Bengal

Secretary
Chief of the Government of Maharashtra
Government of Maharashtra



Addl. Dist. Self-Registrar
Sonapur, Dist. 24 Pds

11 SEP 2008

Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR
Endorsement For deed Number :1-09355 of :2008
(Serial No. 09132, 2008)

Amount of Fees:

Fee Paid in rupees under article : A(1) = 10032/- .E = 7/- on:11/09/2008

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- 912528/-

Certified that the required stamp duty of this document is Rs-54762/- and the Stamp duty paid as Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty- Rs-49762/- is paid by the draft number 266510, Draft Date 04/09/2008 Bank Name State Bank Of India, Garha, received on : 11/09/2008.

Name of the Registering officer :Utpal Kumar
Chakrabarty
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

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



Aditi. Dist. Sub-Registrar
Sonepore, South 24 PWS

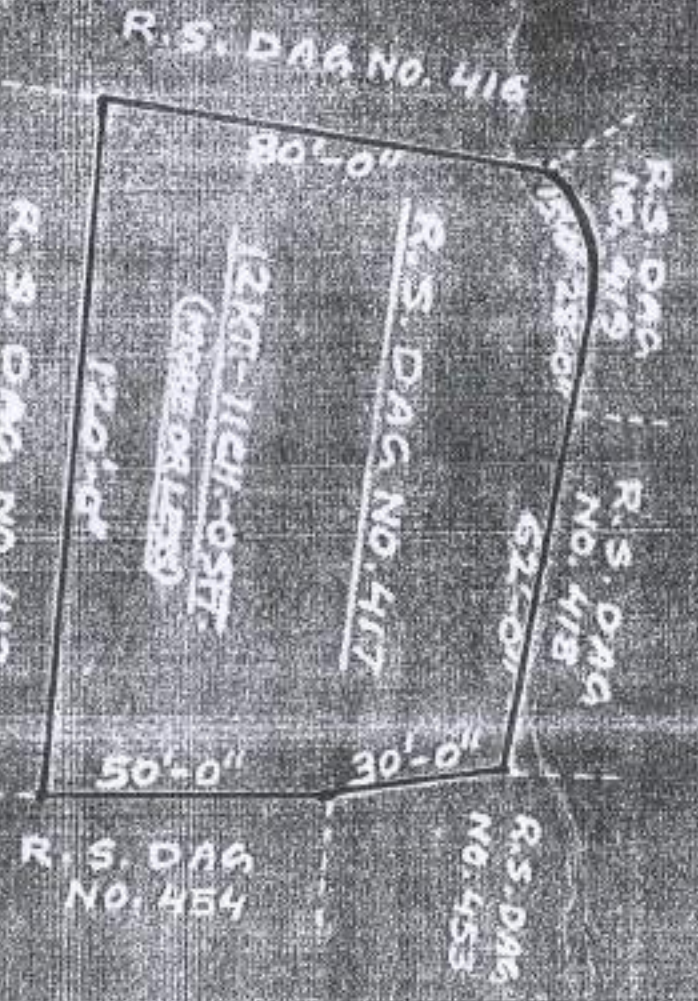
11 SEP 2008

T. 00000

PLAN OF R. S. DAG. NO. 417,
MOUZA - BAGANESTHAR (NO. 51)
P.S. - SONNERPUR, DIST. - ZIYARAHNDS (SOUTH)
UNDER RAJAPUR - SONNERPUR MUNICIPALITY,
WARD NO. 7.

SCALE: 1" = 33'

AREA OF LAND: - 12 KT. 11 CH. 05 FT. (MORTEL)
SHOWN IN RED BORDER



So. Ha. Babji, Almas
Sopu, Ghanshi,
By the Per. Of
Dehp. Karmach. Hathi

DRAWN BY: Anand Das
Muzard Karmach. 24/10/51

REGD. NO. 0039



Adm. Dist. Sub-Registrar
Singapore, South 24 PWS

11 SEP 2008

Handwritten text in Tamil script, including 'சென்னை' (Chennai) and 'பி. பி. சி. பி.' (P. P. C. P.), is visible in the background.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 26
Page from 2212 to 2228
being No 09355 for the year 2008.



(Utpal Kumar Chakrabarty) 12-September-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal