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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000
पाँच हजार रुपये
RS.5000
FIVE THOUSAND RUPEES

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

237202

Certified that the document is admitted to registration. The Register Office and the document are the part of this document.

A/dor. District Sub-Registrar
Sonarpur, South 24 Parganas

11 NOV 2008

10/08 2880
18/08 659 Satak

20996
659544

ক- 5000
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Police Station- Sonarpur,

Mouza- Jagannathpur,

Area of land- 10 Satak.

Value- 6,59,544/-

২০১১ এন্ড না সাই (Rupees Six Lakh Fifty Nine Thousand Five Hundred Forty Four)

১০/০৮/০৮ ২৮৮০
১৮/০৮/০৮ ৬৫৯

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INDIAN NON AGRICULTURAL

0002.3

নং 75/500/5/11/108

স্মারক 5000/6

স্বাক্ষরিত *Sukanta* *Panda*

স্বাক্ষরিত *S. P. Panda* *Nami*

তাপস হাজদার ট্যান্স ভেজার *Road, Malabarhata*

কোম্পানি, এটি. সন জেজিটি অফিস *Pat-81*

৩০৪৭৩১ ২০৫১৭৭০



- *Muntesin Dhal*

NCIT

2038

A.H. Pat. Sub-Registrar
CUTTACK, SOUTH 24 Pgs.

- *Muntesin Dhal* 11 NOV 1998

NCIT

2038

FOR DEVELOPE DEVELOPEERS LTD.

Sukanta
Director

Ms. Arundhati

S/o Ms. Arundhati

Secy - Jagannathpur

Secy - Bhubaneswar

THIS INDENTURE made this 10TH day of November, Two Thousand Eight BETWEEN NUR HOSEN DHALL, son of Late Yusuf Dhali, residing at Village Teghonia, 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, represented by its Director, Sukanta 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. One Sheikh Samir alias Samir Mistri was the absolute owner of All That the piece and parcel of agricultural land measuring 10 sataks be the same a little more or less in R. S. Dag No. 419, L.R. Dag No. 461, R.S. Khatai No. 438, L.R. Khatai No. 574 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 (hereinafter referred to as the "said land").

Continued .. page 2.



Addl. Dist. Sud. Registrar
 South 24 Pgs.

11 NOV 2008

11 NOV 2008

The Addl. Dist. Sud. Registrar, South 24 Pgs. has received from the Registrar, South 24 Pgs. the following information regarding the above mentioned matter:

The Registrar, South 24 Pgs. has advised that the above mentioned matter is pending for disposal in the Court of the Registrar, South 24 Pgs. and that the same may be disposed of within a period of one month from the date of receipt of the information.

The Registrar, South 24 Pgs. has also advised that the above mentioned matter is not yet filed in the Court of the Registrar, South 24 Pgs. and that the same may be filed within a period of one month from the date of receipt of the information.

The Registrar, South 24 Pgs. has further advised that the above mentioned matter is not yet registered in the Court of the Registrar, South 24 Pgs. and that the same may be registered within a period of one month from the date of receipt of the information.

The Registrar, South 24 Pgs. has also advised that the above mentioned matter is not yet served on the parties concerned and that the same may be served within a period of one month from the date of receipt of the information.

The Registrar, South 24 Pgs. has further advised that the above mentioned matter is not yet disposed of in the Court of the Registrar, South 24 Pgs. and that the same may be disposed of within a period of one month from the date of receipt of the information.

The Registrar, South 24 Pgs. has also advised that the above mentioned matter is not yet filed in the Court of the Registrar, South 24 Pgs. and that the same may be filed within a period of one month from the date of receipt of the information.

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The Registrar, South 24 Pgs. has also advised that the above mentioned matter is not yet served on the parties concerned and that the same may be served within a period of one month from the date of receipt of the information.

The Registrar, South 24 Pgs. has further advised that the above mentioned matter is not yet disposed of in the Court of the Registrar, South 24 Pgs. and that the same may be disposed of within a period of one month from the date of receipt of the information.

No.	Name	Address	Occupation	Remarks
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B. The said Sheikh Samir alias Samir Mistri who was a Muslim governed by the Mohammedan School of Law died intestate in 1951 leaving him surviving his widow, Mossammat Dulari Bibi, five sons Sheikh Badsa Mia, since deceased, Sheikh Raja, Sheikh Kaloo alias Sheik Hedayat Hussain, Sheikh Asiruddin and Sheikh Maniruddin and four daughters, Musst. Sahajadi Bibi, Musst. Zarina bibi, Johora Bibi and Gahar Bibi as his only heirs and legal representatives who jointly inherited the said land according to their respective shares under the Muslim Law absolutely and forever.

C. The said Mossammat Dulari Bibi who was a Muslim governed by the Mohammedan School of Law died intestate 1953 leaving her surviving her five sons Sheikh Badsa Mia, since deceased, Sheikh Raja, Sheikh Kaloo alias Sheik Hedayat Hussain, Sheikh Asiruddin and Sheikh Maniruddin and four daughters, Musst. Sahajadi Bibi, Musst. Zarina bibi, Johora Bibi and Gahar Bibi as her only heirs and legal representatives who jointly inherited her undivided share in the said land according to their respective shares under the Muslim Law absolutely and forever.

D. By a Deed of Partition dated the 10th day of December, 1971 made between the said Sheikh Kaloo, Gahar Bibi and Johara Bibi therein jointly referred to as the Parties of the First Part, Sheikh Raja and Sheikh Asiruddin therein jointly referred to as the Parties of the Second Part and Sheikh Maniruddin, Musst. Sahajadi Bibi and Sheikh Zarina Bibi, therein jointly referred to as the Parties of the Third Part and registered in the office of the Registrar of Assurances, Calcutta in Book No. 1, Volume No. 49, Pages 195 to 200, Being No. 4777 for the year 1971, the said Parties of the Third Party were jointly and exclusively allotted to the exclusion of others All That the said land more fully and particularly described in Part III of the Schedule B thereunder written and also hereunder written in the following ratio according to Muslim Law.

<u>Name of the owner</u>	<u>Ratio</u>
Sheikh Maniruddin	one half
Musst. Sahajadi Bibi	one fourth
Sheikh Zarina Bibi	one fourth



←
Addl. Dist. Sur. Registrar
South 24 Pgs.

11 NOV 2008

E. By a Kobala dated the 27th day of June, 1973 made between the said Sheikh Zarina Bibi therein referred to as the Vendor of the One Part and Sheikh Maniruddin, therein referred to as Purchaser of the Other Part and registered in the office of the Sub-Registrar, Sonarpur in Book No. 1, Volume No. 37, Pages 123 to 128, Being No. 2403 for the year 1973, 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 one fourth share in the said land more fully and particularly described in the Schedule thereunder written and also hereunder written.

F. By a Deed of Partition dated the 13th day of April, 1983 made between the said Sheikh Maniruddin therein referred to as the First Party, Sheikh Haider Ali, Sheikh Mohammad Ali, Sheikh Shaukat Ali, Noor Jahan Bibi and Hurjan Bibi therein jointly referred to as the Second Parties and registered in the office of the Sub-Registrar, Banupur in Book No. 3, Volume No 49, Pages 195 to 200, Being No. 2714 for the year 1983, the said First Party was exclusively allotted to the exclusion of others All That the said land more fully and particularly described in the 'Ka' Schedule thereunder written and also hereunder written.

G. Thus the said Sheikh Maniruddin became the owner of the said land and had duly recorded his name in the office of the Land Revenue Officer in the year 1987 and was in exclusive khas possession of the said land till his death.

H. By a Kobala dated the 8th day of January, 2004 made between the said Sheikh Maniruddin therein referred to as the Vendor of the One Part and Nur Hosen Dhali, therein referred to as Purchaser of the Other Part and registered in the office of the Sub-Registrar, Sonarpur in Book No. 1, Volume No. 2, Pages 254 to 259, Being No. 93 for the year 2004, 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 the said land more fully and particularly described in the Schedule thereunder written and also hereunder written.



Adm. Div. Sub-Registrar
Superior Smith 24 Pgs.

11 NOV 2008

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

J. The Vendor 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 the said land at and for the consideration of a sum of Rs. 4,73,523/- (Rupees four lacs seventy three thousand five hundred twenty three only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 4,73,523/- (Rupees four lacs seventy three thousand five hundred twenty three 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 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 land containing an area of 10 Sataks be the same a little more or less situate lying at Mouja Jagannathpur, Police Station Sonarpur, in R. S. Dag No. 419, L.R. Dag No. 461, R.S. Khatian No. 438, L.R. Khatian No. 574 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



Addl. Dist. Sub-Registrar
Sengottai, South 24 Pgs.

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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 :

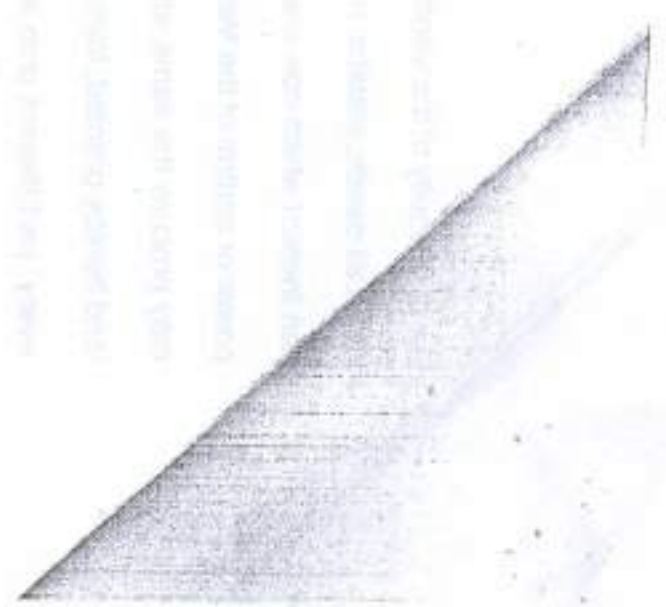
- (a) **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or his predecessors in title done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, 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) **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 Vendor.

Continued .. page 6.



✓
Addl. Dist. Secy, Registrar
South 24 Parganas

11 NOV 2008



(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 Vendor 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 Vendor forthwith upon demand;

(f) THAT the Vendor has 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 Vendor or his 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 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;

(i) 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.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land containing an area of 10 Sataks be the same a little more or less situate and lying at Mouza Jagannathpur, P.S. Sonarpur, J.L.No. 51,

Continued ... page 7.



→ Addl. Dist. Sub-Registrar
Sonarpore, South 24 Pgs.

11 NOV 2008

RECEIVED

Toujl No 271, comprised in R. S. Dag No. 419, L.R. Dag No. 461, R.S. Khatian No. 438, L.R. Khatian No. 574, District Sub-Registrar Sonarpur, in the District of 24 Parganas South butted and bounded in the following manner:

- On the North : By land in R.S. Dag Nos. 421 and 440
- On the East : By land in R.S. Dag No. 418
- On the South : By land in R.S. Dag Nos. 416 and 417
- On the West : By land in R.S. Dag No. 420

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 **VENDOR** at Kolkata
in the presence of :

Wd. Arad Sharma.
Add. Jaiswaroopin
Sonarpur - 152

11/11/2014

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

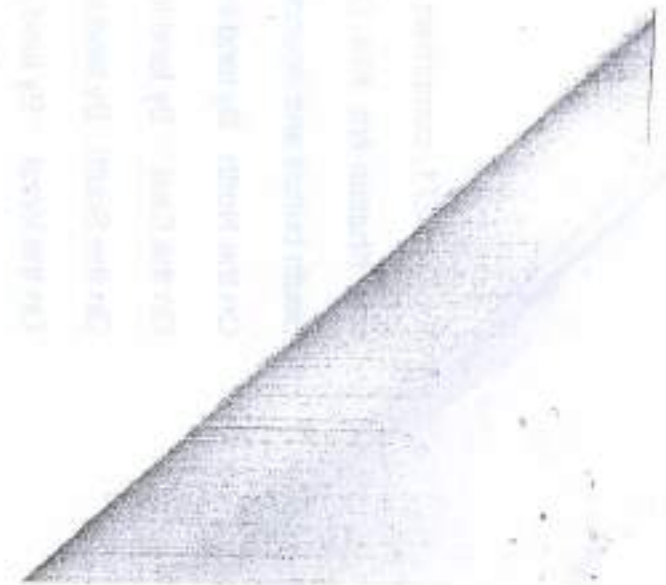
Debi Kumar Haldar
99, Green Park
Kol - 103

For DEVALOKE DEVELOPERS LTD.

[Signature]
Director

11 NOV 2008

ADDL DIST. STATE REGISTER
SOUTH CENTRAL SOUTH 24 PGS.



MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 4,73,523/- (Rupees four lacs seventy three thousand five hundred twenty three only) being the full consideration money as per particulars below :-

By Pay Order No. 015651 dated 27/09/2008

issued by UTI Bank Ltd., Garia Branch in favour of the Vendor

.....

Rs. 4,23,523.00

By Cash

.....

Rs. 50,000.00

Total

Rs. 6,59,544.00

(Rupees four lacs seventy three thousand five hundred twenty three only)

WITNESSES:

Muntesen Dhal:

Md. Akad Amin,
Daganchapm, Sonapur
Kot- 700 150.

Dilip Kumar Halder
39, Green Park
Kot- 103

Drafted by me
Prakash Chakraborty
Sangam R.O.S.R.
Addressed Office

Type by me
Dilip Halder
Sonapur.

8006 ACN 1 1

Add. Dist. Sub-Registrar
Sonepore, South 24 Pgs.





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

NAME

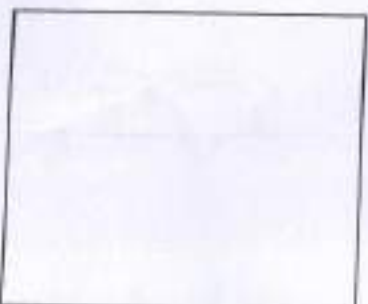
SIGNATURE *Nurhagen Dholi*



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

SIGNATURE *Suhawati Luvati*



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Right Hand					

NAME

SIGNATURE



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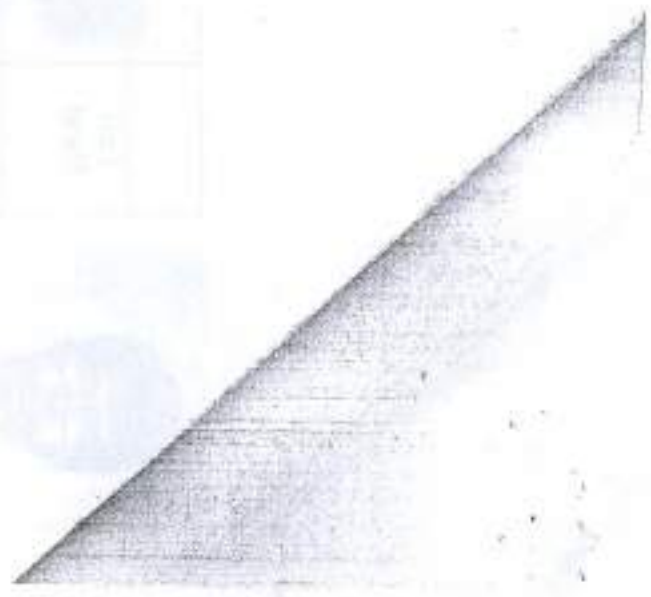
NAME

SIGNATURE



ADD DIST Sub Registrar
San Jose, South 24 Pgs.

11 NOV 2008



0/11/2008

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

Presented for registration at 18.30 hrs on 10/11/2008,at the Private residence by Nur Hosen Dhall,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 10/11/2008 by

1. Nur Hosen Dhall, son of Lt Yusuf Dhall , Teghoria Sonarpur 24pgs (s) ,Thana Sonarpur, By caste Muslim, by Profession :Others
2. Sukanta Kundu,Director,Devaloke Developers Ltd,47 Garia Main Road, profession :Business Identified By Md. Ahad Hussain, son of Md. Ahmed Ali Jagannathpur 24pgs (s) 700150 Thana: Sonarpur, by caste Muslim,By Profession :Business.

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

On 11/11/2008

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/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 7249/- , E = 7/- on:11/11/2008

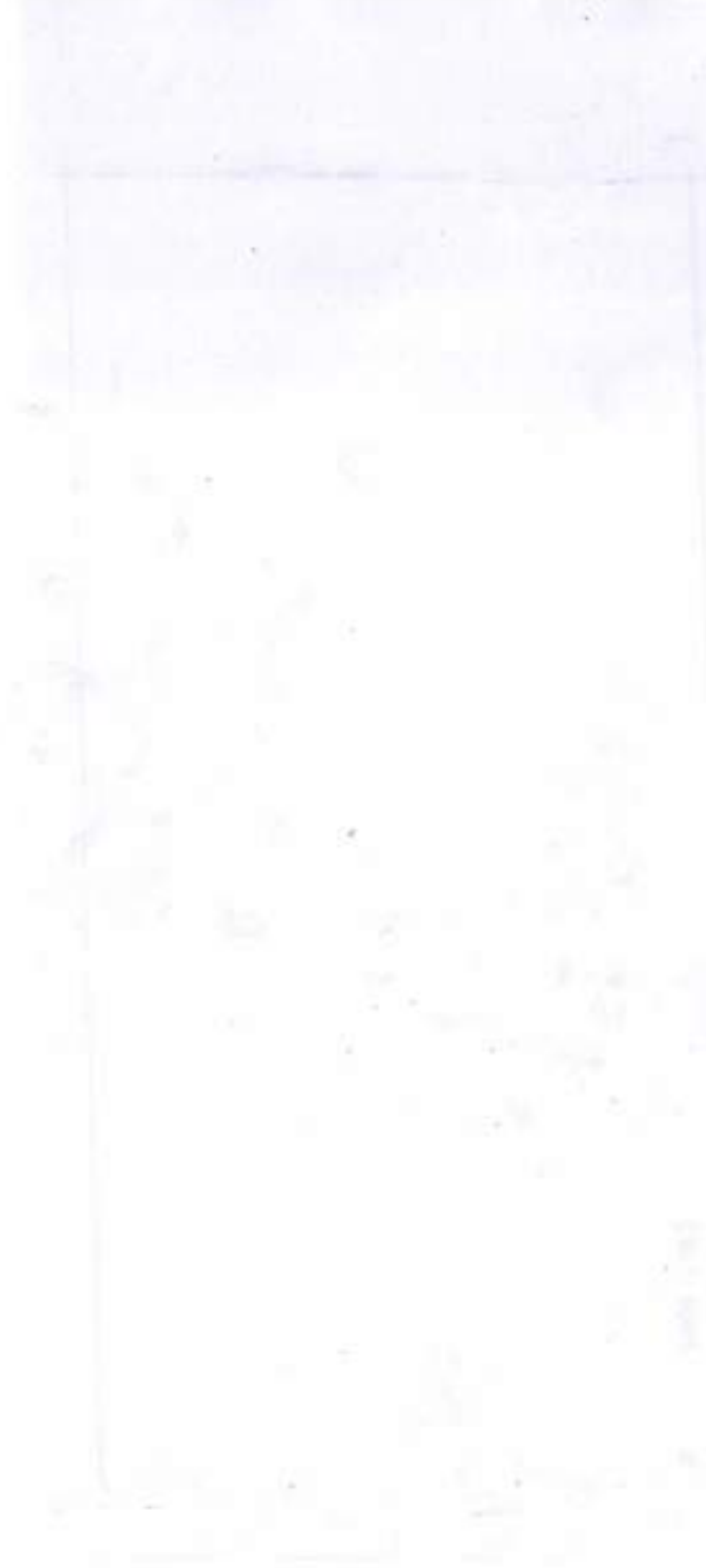
Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 659544/-
Certified that the required stamp duty of this document is Rs 39583 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty Re 34590/- is paid, by the draft number 255160, Draft Date 11/11/2008 Bank Name State Bank Of India

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



11 NOV 2008

Add Dist. Sub-Register
Somerset, South 24 page



[Faint, mostly illegible text from the reverse side of the page, appearing as bleed-through. Some words like 'The Adm. Dist. Court' and 'Somerset, South' are visible.]

Printed by: [illegible]
Produced by: [illegible]
Date of Issue: 11 Nov 2008
Somerset, South

Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR
Endorsement For deed Number :1-10937 of : 2008
(Serial No. 10694, 2008)

ARPUR, received on :11/11/2008.

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

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

11 NOV 2008

Add. Dist. Sub. Registrar
Sena Zone, South 24 Pgs.

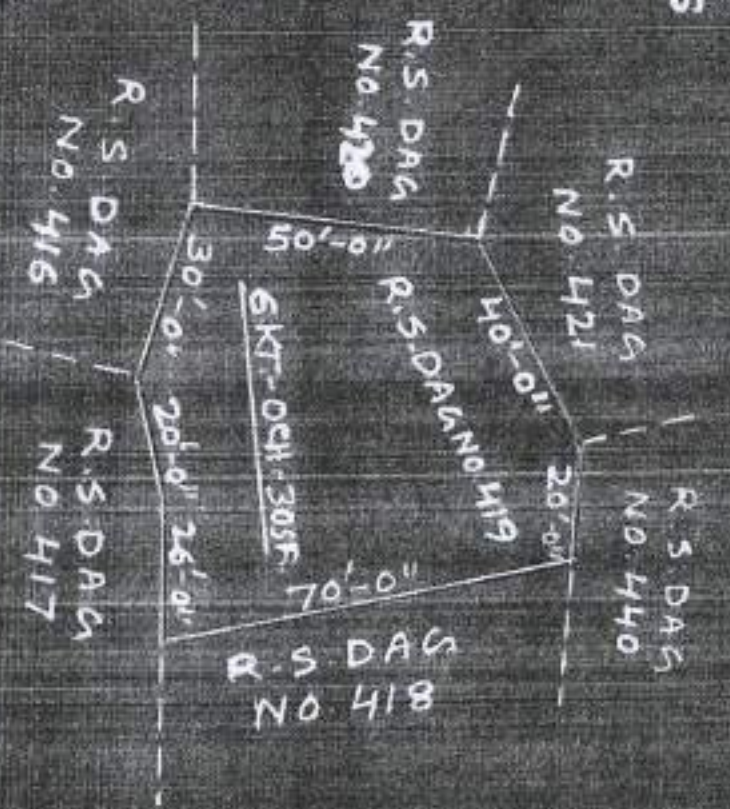


সেবার আদেশক্রমে প্রস্তুতকৃত
সনাতন পত্রিকা

সনাতন পত্রিকা
সনাতন পত্রিকা
সনাতন পত্রিকা

PLAN OF R.S. DAG NO. 419,
DUZA - JAGANNATHPUR, S.L. NO. 51,
P.S. - SONARPUR, DIST. - ZHARGANAS (SOUTH),
SCALE: - 1" = 33'

AREA OF LAND: - GKT-0CH-30SF (MORE OR LESS)
SHOWN IN RED BORDER



DRAWN BY: Amari
Nandarpur, 24/5/15

8006 ACN 1 1

Addl. Dist. Supt. Registrar
Surat, South 24 P.W.



(1)

Certificate of Registration under section 60 and Rule 69.

Registered in Book -1
CD Volume number 38
Page from 225 to 239
being No 10937 for the year 2008.



(Ulpaal Kumar Chakrabarty) 14-November-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal