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Machandayabala, Kati

W.C.T. 9 No 27/11

Director

V.C.T. Co.
P.O. Box 100
Hartford, Conn.

2215
Adell, Edw. Sub-Bagdad
Cambridge, Mass. 71

V. a. T. 9. n. 6. 14. 11. 12

Wafurukhi Mbanda

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Slo late - Shilmon's north holder
No. Nazareth of us
39. Greenland.
No/- 103 - Bismarck

THIS INDENTURE made this 5th day of December, Two Thousand Eight BETWEEN
GIASUDDIN MONDAL, ALAUDDIN MONDAL, MAINUDDIN MONDAL AND
BOFIUDDIN MONDAL all sons of Late Iyasin Mondal, all residing at Village South
Chhayanpara, Teghnor, P.O. R.K.Pally, P.S. Sonarpur, District South 24 Parganas,
ROHIMA BIBI ALIAS ROHIMA MISTRI wife of Rashid Tarafdar alias Rashid Mistri all
residing at Village Shreepur, Beghar Ghol, Keyabagan, P.O. Barhughil, P.S. Sonarpur,
Kolkata- 200103, 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 deemed to mean and include their respective heirs, executors,
administrators, legal representatives and assigns) of the ONE PART AND DEVALOKE
CONSTRUCTIONS PRIVATE 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 Fakir Chand Naskar was the absolute owner of All That the piece and parcel
of land containing an area of 29 Sataks be the same a little more or less in R. S. Dag

Continued .. page 2

V.C.T. 3 No 2216

சுவிட்சர்லாந்து

V.C.T. 3 No. 2217

சுவிட்சர்லாந்து
சுவிட்சர்லாந்து



Swiss Consulate
Singapore, Singapore

10 DEC 1999

438, R. S. Khalian No.452, L.R. Dag No. 480, L.R. Khalian Nos.277, 105, 602, 818 and 283 situated lying at Mouza Jagannathpur, P.S. Sonarpur, Dist. - South 24-Parganas more fully and particularly described in Part I of the Schedule below (hereinafter referred to as the "first plot").

B. By a Bengal Kachala dated the 23rd day of May 1956 made between the said Fakir Chand Naskar therein referred to as the Vendor of the One Part and Samarendra Nath Nath being represented by his guardian, Dharendra Nath Nath therein referred to as the Purchaser of the Other Part and registered in the office of the District Registrar, 24 Parganas in the year 1956, the said Vendor therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All That the said first plot more fully and particularly described in the Schedule thereunder written.

C. By another Bengal Kachala dated the 12th day of November 1957 made between the said Samarendra Nath Nath being represented by his guardian, Dharendra Nath Nath therein referred to as the Vendor of the One Part and Iyasin Ali Mondal therein referred to as the Purchaser of the Other Part and registered in the office of the District Registrar, 24 Parganas in Book No. 1, Volume No. 39, Pages 78 to 80, Being No. 7557 for the year 1957, the said Vendor therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All That the said first plot more fully and particularly described in the Schedule thereunder written.

D. The said Iyasin Ali Mondal was the absolute owner of All That the piece and parcel of land containing an area of 43 Satahs be the same a little more or less in R. S. Dag No.448, now L.R. Dag No. 488, L.R. Khalian Nos.105, 277, 602, 719, 332, 818 situate lying at Mouza Jagannathpur, P.S. Sonarpur, District South 24-Parganas more fully and particularly described in Part II of the Schedule hereunder written (hereinafter referred to as the "second plot").



Adm. Bldg. Sub-Baggage
Sanaport, South 24 Pgs.

10 DEC 2000

The said Iyasin Ali Mondal had been in exclusive khas possession of the said second plot for more than twelve years and had duly recorded his name in the office of the Block Land & Land Revenue Officer.

F. The said Iyasin Ali Mondal who was governed by the Mohammedan Law died intestate leaving him surviving his widow, Gulistan Bewa, four sons, Giasuddin Mondal, Aliuddin Mondal, Mohiuddin Mondal and Sofiuddin Mondal and one daughter Rohima Bibi as his only heirs and legal representatives who jointly inherited the said first and second plots (hereinafter collectively referred to as the said land).

G. The said Gulistan Bibi alias Gulai Bibi who was the Muslim inhabitant governed by the Mohammedan School of Law died intestate on the 25th day of July, 2001 leaving her surviving her four sons namely, Giasuddin Mondal, Aleuddin Mondal, Mahiuddin Mondal and Sofiuddin Mondal and one daughter namely, Rohima Bibi as her only heirs and legal representatives who jointly inherited her undivided share in the said land absolutely and forever.

H. 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, lispendens, acquisitions, requisitions, attachments and trusts of whatsoever nature.

I. The Vendors have 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. 36,59,016/- (Rupees thirty six lacs fifty nine thousand sixteen only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 36,59,016/- (Rupees thirty six lacs fifty nine thousand sixteen 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



Adul. Blm. Sub-Flagship
Sonarpore, South 24 Pys.

18 DEC 1948

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 29 Sataks be the same a little more or less comprised in R. S. Dag Nos. 438, R. S. Khattian No. 452, L. R. Dag Nos. 480, L. R. Khattian Nos. 277, 106, 602, 818 and 283 and 43 Sataks be the same a little more or less comprised in R. S. Dag No. 448, now L. R. Dag No. 488, L. R. Khattian Nos. 105, 277, 602, 719, 332, 818 both situate lying at Mouza Jagannathpur, P. S. Sonarpur, District South 24-Parganas more fully and particularly described in Part I and II of the Schedule hereunder written and shown and delineated in the map/plan annexed hereto and bordered in Red thereon (hereinafter collectively 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, paltans, 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 DOTH HEREBY COVENANT WITH THE PURCHASER as follows :

Continued .. page 5.



Asst. Dir. Sub-Region
Sonoma, Squin 24 Pgs.

10 DEC 2000

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 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 ;

Continued .. page 6.



Adm. Div. Sub-Region
Sonarport, Saigon 24 Dec 1968

10 DEC 1968

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 cleanly 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 :

PART I

ALL THAT the piece and parcel of land containing an area of 29 Sataks be the same a little more or less situate and lying at Mouza Jegannathpur, P.S. Sonarpur, J.L. No. 51, Touji No. 825, comprised in R.S. Dag No. 438, R. S. Khalian No. 452, L.R. Dag No. 480, L.R. Khalian Nos. 277, 105, 602, 818 and 283, District Sub-Registrar Sonarpur, in the District of 24 Parganas South and butted and bounded as follows :

On the North : By land in Dag No. 437 and Mouza Teghorl

On the East : By land in Dag No. 443 437 and Mouza Teghorl

On the South : By land in Dag Nos. 441 and 442

On the West : By land in Dag Nos. 434 and 439

Continued : page 7.



Attn: Mr. Subbajayaram
Sonampore, South 24 Pgs.

10 DEC 1960

PART II

ALL THAT the place and parcel of danga land measuring an area of 43 Sataks be the same a little more or less situate lying at Mouza Jagannatpur, J.L. No.51, Touji No.271, R.S. Khadian No. 294 L.R. Khadian Nos.105, 277, 302, 719, 332, 818 R.S. Dag No.448, L.R. Dag No.489 P.S. Sonarpur, Sub-registry Sonarpur in the District of 24 Parganas North butted and bounded in the manner following :-

On the North : By land in Dag Nos. 445 and 447

On the East : By Mouza Teghor

On the South : By land in Dag No. 449

On the West : By land in Dag Nos. 442 and 450

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their hand and seal the day month and year first above written.

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

স্বাক্ষরিত ও
মোহরিত
২০২৩ খ্রিস্টাব্দ
১০ অক্টোবর তারিখ

1. Delip Haladai
39 Green Road
Kot - 103

স্বাক্ষরিত ও
মোহরিত
২০২৩ খ্রিস্টাব্দ
১০ অক্টোবর তারিখ

2. Sitajit Sarker
with Sugamati per
P.O. R.N. Palley
P.O. Sonarpur
Kolkata - 700151

SIGNED AND SEALED by the said

FOR DEVELOPER DEVELOPERS LTD.

PURCHASER at Kolkata in the presence of :

Sukanta Kumar

Director

With Sealings
Mukundaram
Agaria No.1-82,

Continued page 8.

10 DEC 1944



Adel, Lt. S. Subramaniam
Sampore, South 24 Pys.

10 DEC 1944

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 36,59,016/- (Rupees thirty six lacs fifty nine thousand sixteen only) being the full consideration money as per particulars below -

By Pay Order No. 016501 dated 04/12/2008	
Issued by UTI Bank Ltd., Garia Branch in favour of Giasuddin Mondal	Rs. 8,14,754.00
By Pay Order No. 016502 dated 04/12/2008	
Issued by UTI Bank Ltd., Garia Branch in favour of Alauddin Mondal	Rs. 8,14,754.00
By Pay Order No. 016503 dated 04/12/2008	
Issued by UTI Bank Ltd., Garia Branch in favour of Mainuddin Mondal	Rs. 8,14,754.00
By Pay Order No. 016504 dated 04/12/2008	
Issued by UTI Bank Ltd., Garia Branch in favour of Sofiuddin Mondal	Rs. 8,14,754.00
By Pay Order No. 016500 dated 04/12/2008	
Issued by UTI Bank Ltd., Garia Branch in favour of Rohitta Mishra	
Total	Rs. 4,00,000.00
	Rs. 36,59,016.00

(Rupees thirty six lacs fifty nine thousand sixteen only) Rs. 36,59,016/-

WITNESSES

1. *Deep Mondal*

2. *Sirajul Saman*

Drafted by me

Advocate

উপস্থিত ১৫ লক্ষ ৫৯ হাজার
৩৬৫৯০১৬ টাকার
গারিয়া ব্রাঞ্চের
০৪/১২/০৮ তারিখের
৩৬৫৯০১৬ টাকার
পেমেন্টের
প্রমাণস্বরূপ

RECEIVED



Recd. Dtn. Sub-Station
Sonapat, Sonpat 24 Pgs.

10 DEC 2000



NAME

SIGNATURE

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Left Hand					
Right Hand					



NAME

SIGNATURE

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Right Hand					



NAME

SIGNATURE

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Left Hand					
Right Hand					



NAME

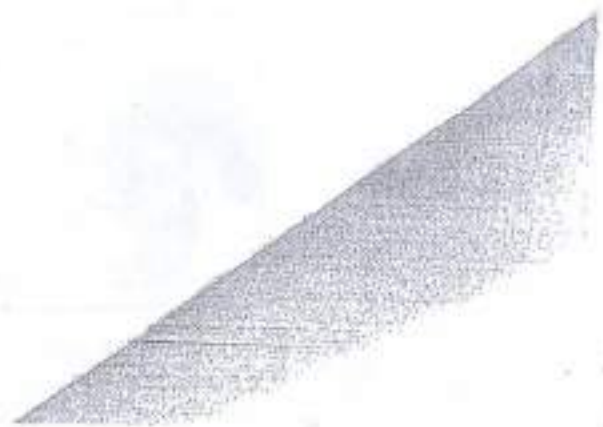
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Right Hand					



10 DEC 2000

Adm. Bn. Subordinate
Sonapore, Sdhp 24 Pgs.





A. JIM

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Left Hand					
Right Hand					

NAME

SIGNATURE

Signature of A. Jim
 21/01/2023 21/01/2023
 21/01/2023 21/01/2023

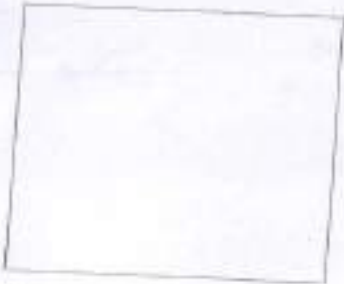


NAME

SIGNATURE

Signature of A. Jim
 21/01/2023 21/01/2023
 21/01/2023 21/01/2023

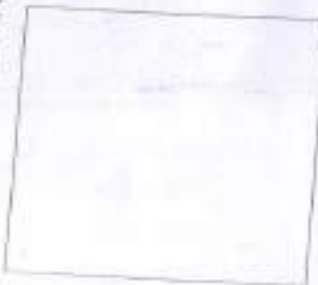
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Right Hand					



NAME

SIGNATURE

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Right Hand					



NAME

SIGNATURE

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Left Hand					
Right Hand					



Adult, Bird, Subadult, Young
Singapore, South 24 Dec 1945

10 DEC 1945

36

Attent Under Section 52 & Rule 22A(2) 45(11)

ented for registration at 20.00 hrs on 05/12/2008 at the Private residence by Sukanta Kundu Claimant.

Admission of Execution Under Section 58.

Execution is admitted on 05/12/2008 by

1. Giasuddin Mondal, son of Lt. Iyasin Mondal, South Chhayanipara Teghori, K K Pally 24 Pgs. (e), Thana Sonarpur, By caste Muslim, by Profession: Others
2. Alauddin Mondal, son of Lt. Iyasin Mondal, South Chhayanipara Teghori, S K Pally 24 Pgs. (s), Thana Sonarpur, By caste Muslim, by Profession: Others
3. Mahmuddin Mondal, son of Lt. Iyasin Mondal, South Chhayanipara Teghori, K K Pally 24 Pgs. (s), Thana Sonarpur, By caste Muslim, by Profession: Others
4. Sofiuddin Mondal, son of Lt. Iyasin Mondal, South Chhayanipara Teghori, K K Pally 24 Pgs. (s), Thana Sonarpur, By caste Muslim, by Profession: Others
5. Rohima Bibi alias Rohuma Mistri, wife of Rashid Taraiar, Shreepur Bagheri Ghol Keyabagan, Barhoohty 24 Pgs. (s), Thana Sonarpur, Pst 700103, By caste Muslim, by Profession: Others
6. Sukanta Kundu, Director, Developers Constructions Private Limited 47, Garia Main Road, profession: Business Identified by Dilip Haider, son of Lt. Dharendra Nath Haider 39, Green Park Matamrahar 24 Pgs. (s), 700103 Thana Sonarpur, by caste Hindu, By Profession: Business

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

On 10/12/2008

Certificate of Admissibility Rule 43)

Admissibility under rule 24 of West Bengal Registration Rule, 1962, duly stamped under schedule 1A Article number -23.4 of Indian Stamp Act 1859 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) = 40245/-, E = 7/- on 10/12/2008

Certificate of Market Value (WB PUV) rules, 1965)

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



Adm. Dir. Sub-Registrar
Sonapat, Sonapat 24 Pgs.

10 DEC 1980

* Market value of this property which is the subject matter of the deal has been assessed at Rs-

At the required stamp duty of this document is Rs 208141/- and the Stamp duty paid as: Impressive Rs- 5000
Stamp duty

At the stamp duty 1 Rs 20/- is paid, by the draft number 255565, Draft Date 05/12/2008 Bank Name State Bank Of India, SONARPUR, received on 10/12/2008, 2 Rs 40000/- is paid, by the draft number 286512, Draft Date 06/09/2008 Bank Name State Bank Of India, Garia, received on 10/12/2008, 3 Rs 15131/- is paid, by the draft number 309331, Draft Date 04/12/2008 Bank Name State Bank Of India, Mahamayatala, received on 10/12/2008, 4 Rs 49000/- is paid, by the draft number 309332, Draft Date 04/12/2008 Bank Name State Bank Of India, Mahamayatala, received on 10/12/2008, 5 Rs 49000/- is paid, by the draft number 309333, Draft Date 04/12/2008 Bank Name State Bank Of India, Mahamayatala, received on 10/12/2008, 6 Rs 49000/- is paid, by the draft number 309334, Draft Date 04/12/2008 Bank Name State Bank Of India, Mahamayatala, received on 10/12/2008, 7 Rs 49000/- is paid, by the draft number 309335, Draft Date 04/12/2008 Bank Name State Bank Of India, Mahamayatala, received on 10/12/2008

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

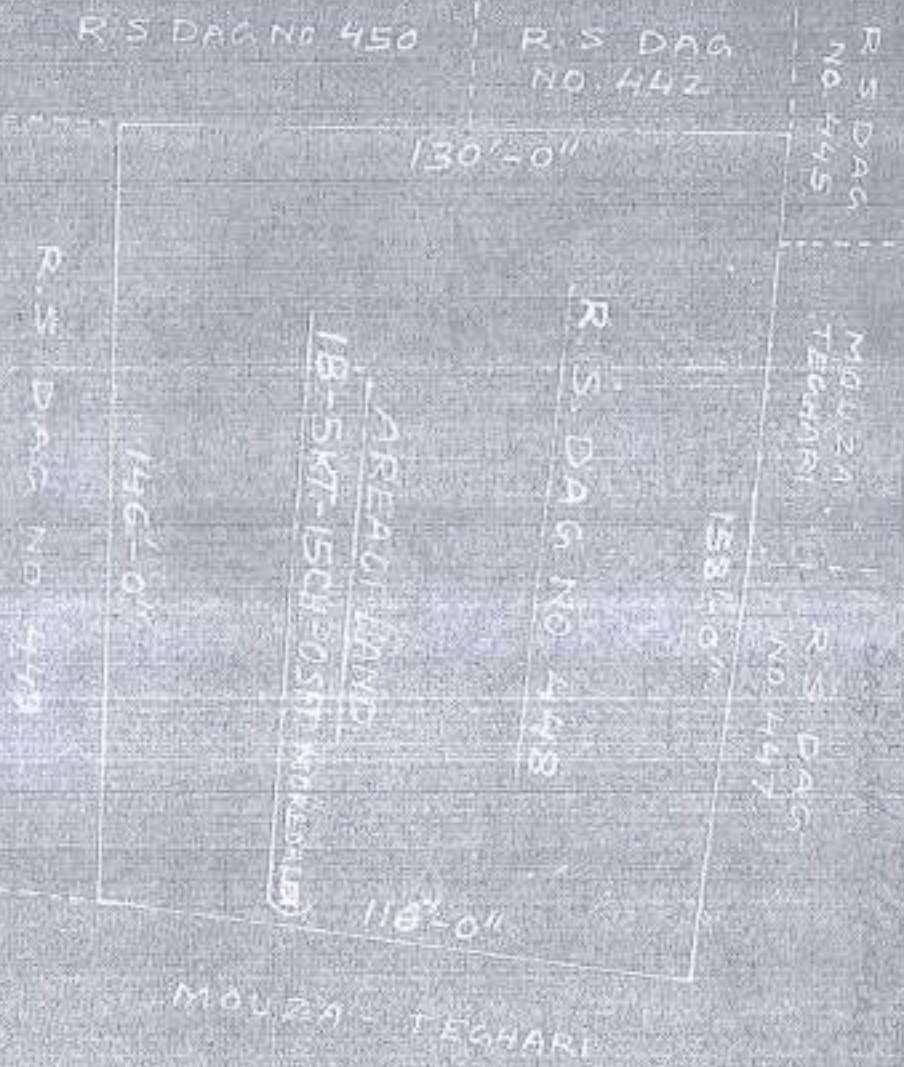


Adult, Birt. Sub-Regiment
Singapore, South 24 Dec.

10 DEC 1944

PLAN OF R.S. DAG NO 448,
 MOUZA-JAGANNATHPUR, T.L. NO 51,
 S-SONARPUR, DIST-24PARAGANAS(SOUTH).
 SCALE:-1"=33'

AREA OF LAND - 18-5KT-15CH-05FT (MPPS)
 SHOWN IN RED BORDER



Drawn by:- Anjan Das
 Noida, U.P. 201305

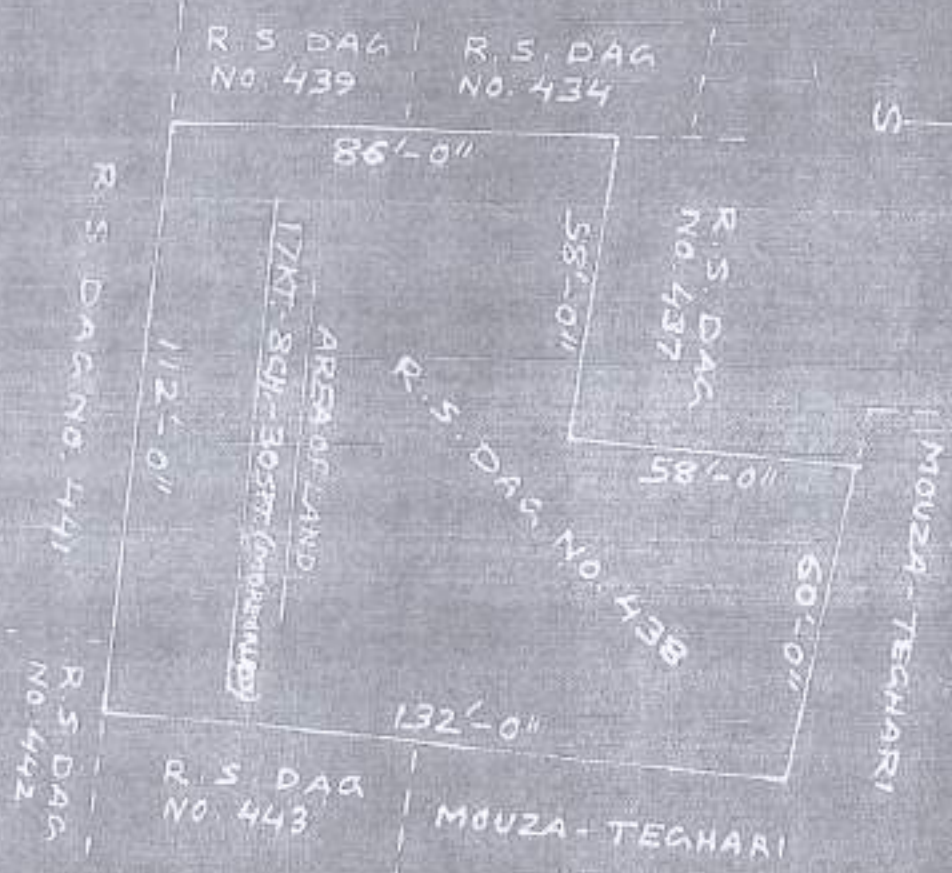


Recd. Mr. Subangin
Singapore, 24 Dec 1944

10 DEC 1944

THE PLAN OF R.S. DAG NO. 438,
 MOUZA - JAGANNATHPUR, T.L. NO. 51,
 P.S. - SONARPUR, DIST. - 24 PARAGANAS (SOUTH),
 UNDER RAJPUR - SONARPUR MUNICIPALITY, WARD NO. 7,
 SCALE: - 1" = 33'

AREA OF LAND: - 17 KT. 8 CH. 30 SFT. (MORE OR LESS)
 SHOWN IN RED BORDER



DRAWN BY: Anjan Das
 Narayandurgpur 44100 (S)



Adm. Bn. Sub-Kingdom
Singapore, South 24 Pgs.

10 DEC 1944

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 45
Page from 167 to 168
being No 12071 for the year 2008.



(Utpal Kumar Chakrabarty) 15-December-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal

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