S-9988

8644/11 RiDy-453

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL A 117379

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

V.C. NO:— 889/11
Q NO:— 19864/11

26 JUL 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 25th. day of ...July... 2011 (Two thousand Eleven),

BETWEEN

3338 28/7/2011

Sl. No.....Dt.....Rupees.....

M/s.Sri/Smt.....Devaloke Developers Ltd.

Address.....47, Gariahat Main Road, CN-54

P. S.....

Vendor.....

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata - 27

For DEVALOKE DEVELOPERS LTD.

Santosh Kumar

26 JUL 2011

সন্তোষকুমার ডে
আলিপুর পুলিশ কোর্ট
কলিকাতা
পিতা - লি সন্তোষ ডে
সন্তোষ ডে
কলিকাতা - ২৭
বয়স: ২৫ বছর

THIS INDENTURE made this 25th day of July, Two Thousand Eleven **BETWEEN** **FARAHABUL BHANGI**, son of Late Taher Ali Bhangi, residing at Village Jagannathpur, Post Office R.K. Pally, P.S. Sonarpur, District South 24 Parganas hereinafter collectively 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 – 7000 84 represented by its Director, Sukanta Kundu, son of Sankar Kundu, working for gain at 47,Garia Main Road,Mahamayatala,Kolkata –700084 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 Rajman Necha Bibi alia Rahimunnecha Bibi was the absolute owner Of, inter alia, All That the piece and parcel of agricultural land measuring 19 sataks be the same a little more or less in R.S. Dag No. 453 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 land") and had duly recorded her name in the office of the Block Land and Land Revenue Officer as the raiyat in respect of such land.

B. By a deed of conveyance dated 19th November 1964 duly registered in the office of the Sub-Registrar of Baruipore, District 24 Parganas in Book No. I, Volume No. 125 at pages 253 to 255 being Deed No. 10069 for the year 1964, the said Necha Bibi alia Rahimunnecha Bibi sold, transferred her conveyed her absolute interest in the said land in favour of one Taher Ali Bhangi for the consideration recorded in such deed of conveyance.

C. The said Taher Ali Bhangi duly recorded his name in the office of the Block Land and Land Revenue Officer as the raiyat in respect of such land and had been paying the taxes in respect thereof.

D. The said Taher Ali Bhangi who was a divorcee and a Muslim governed by the Mohammedan School of Law and had been predeceased by his son Islam Bhangi died intestate on the 30th day of August, 2001 leaving him surviving his two sons, Moidul Bhangi and Farabul Bhangi as his only heirs and legal representatives who jointly inherited the said land absolutely and forever.

E. The Vendor herein became the owners of an undivided fifty percent share of and in the said land more fully and particularly described in the Schedule hereunder written free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature.

F. 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 his undivided 50 percent share in the said land at and for the consideration of a sum of Rs. 5,60,000/- (Rupees five lacs sixty thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 5,60,000/- (Rupees five lacs sixty thousand 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 his **undivided 50 (fifty) percent share** in the piece and parcel of agricultural land **measuring 19 (nineteen) sataks** be the same a little more or less being the entirety of the land contained in R.S. Dag No. 453, L.R. Dag No. 494, R.S. Khatian No. 137, L.R. Khatian No. 383, Touji No. 271 situate lying at Mouza Jagannathpur, P.S. Sonarpur, District Sub-Registrar 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 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 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


26 JUL 2011


Seal of the Additional

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 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 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 ;

(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 undivided 50 (fifty) percent share in the piece and parcel of agricultural land measuring 19 sataks be the same a little more or less in R.S. Dag No. 453, L.R. Dag No. 494, R.S. Khatian No. 137, L.R. Khatian No. 383, Touji No. 271 situate lying at Mouza Jagannathpur, P.S. Sonarpur, District Sub-Registrar Sonarpur, in the District of South 24 Parganas bordered in Red ink in the map or plan annexed hereto and butted and bounded as follows :

On the North : By land in R.S. Dag Nos. 440 and 441

On the East : By land in R.S. Dag No. 452

On the South : By land in R.S. Dag No. 454

On the West : By land in R.S. Dag Nos. 417 and 418

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

SIGNED AND DELIVERED by the said **FARAHABUL BHANGI** at Kolkata in the presence of :

ফারহাবুল ভাঙ্গী

Dilip Kumar Haldar

Nemai Bose


26 JUL 2011
Seal of the Additional

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

NAME SUKANTA KONDU

SIGNATURE Sukanta Konda

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

NAME FARHAN BHANGI

SIGNATURE

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

NAME .....

SIGNATURE .....

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

NAME .....

SIGNATURE .....

Seal of the Additional District Magistrate
South 24 Parganas

26 JUL 2011

SIGNED AND SEALED by the said **DEVALOKE DEVELOPERS LIMITED** at Kolkata in the presence of :

Dilip Kumar Haldar

Newton Bar.

For DEVALOKE DEVELOPERS LTD.

Director

MEMO OF CONSIDERATION

R E C E I V E D of and from the within-named Purchaser the within-mentioned sum of Rs. 5,60,000/- (Rupees five lacs sixty thousand only) being the full consideration money as per particulars below :

By Pay Order No. 02933.0 dated 23/07/2011 issued by ~~UTI~~ Axis Bank Ltd., Garia Branch in favour of Farabul Bhangi	.....	Rs. 5,60,000.00
	Total	**Rs. 5,60,000.00**

(Rupees Rupees five lacs sixty thousand only)

WITNESSES :

Dilip Kumar Haldar
39 Green Park
P.O. Narendrapur Kol-103

Newton Bar.
25/6 Minar Lane, Kol-40

Drafted by me

(Rudradeb Chaudhuri)
Advocate, High Court

Seal of the Additional Deputy Commissioner, South 24 Parganas

Seal of the Additional Deputy Commissioner, South 24 Parganas

26 JUL 2011

Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 08644 of 2011

(Serial No. 09988 of 2011)

On

Payment of Fees:

On 25/07/2011

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

Presented for registration at 15.00 hrs on :25/07/2011, at the Private residence by Sukanta Kundu ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 25/07/2011 by

1. Farahabul Bhangi, son of Lt. Taher Ali Bhangi , Jagannathpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-R. K. Pally., By Caste Muslim, By Profession : Others

2. Sukanta Kundu
Director, Devaloke Developers Ltd., 47, Garia Main Road, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 .
, By Profession : Business

Identified By Sahabuddin Mistry, son of Niyamat Ali Mistry, Magrahat Gostha Kuldia, Thana:-Magrahat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Service.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 26/07/2011

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/-

Payment of Fees:

Amount By Cash

Rs. 7164/-, on 26/07/2011

(Under Article : A(1) = 7150/- ,E = 14/- on 26/07/2011)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-650509/-

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

Seal of the Additional Sessions Judge, South 24 Parganas

26 JUL 2016

Endorsement For Deed Number : I - 08644 of 2011

(Serial No. 09988 of 2011)

Certified that the required stamp duty of this document is Rs.- 39051 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 10/- is paid, by the draft number 087880, Draft Date 20/07/2011, Bank Name State Bank of India, SONARPUR, received on 26/07/2011
2. Rs. 34041/- is paid, by the draft number 574961, Draft Date 25/07/2011, Bank Name State Bank of India, MAHAMAYATALA, received on 26/07/2011

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

26 JUL 2011

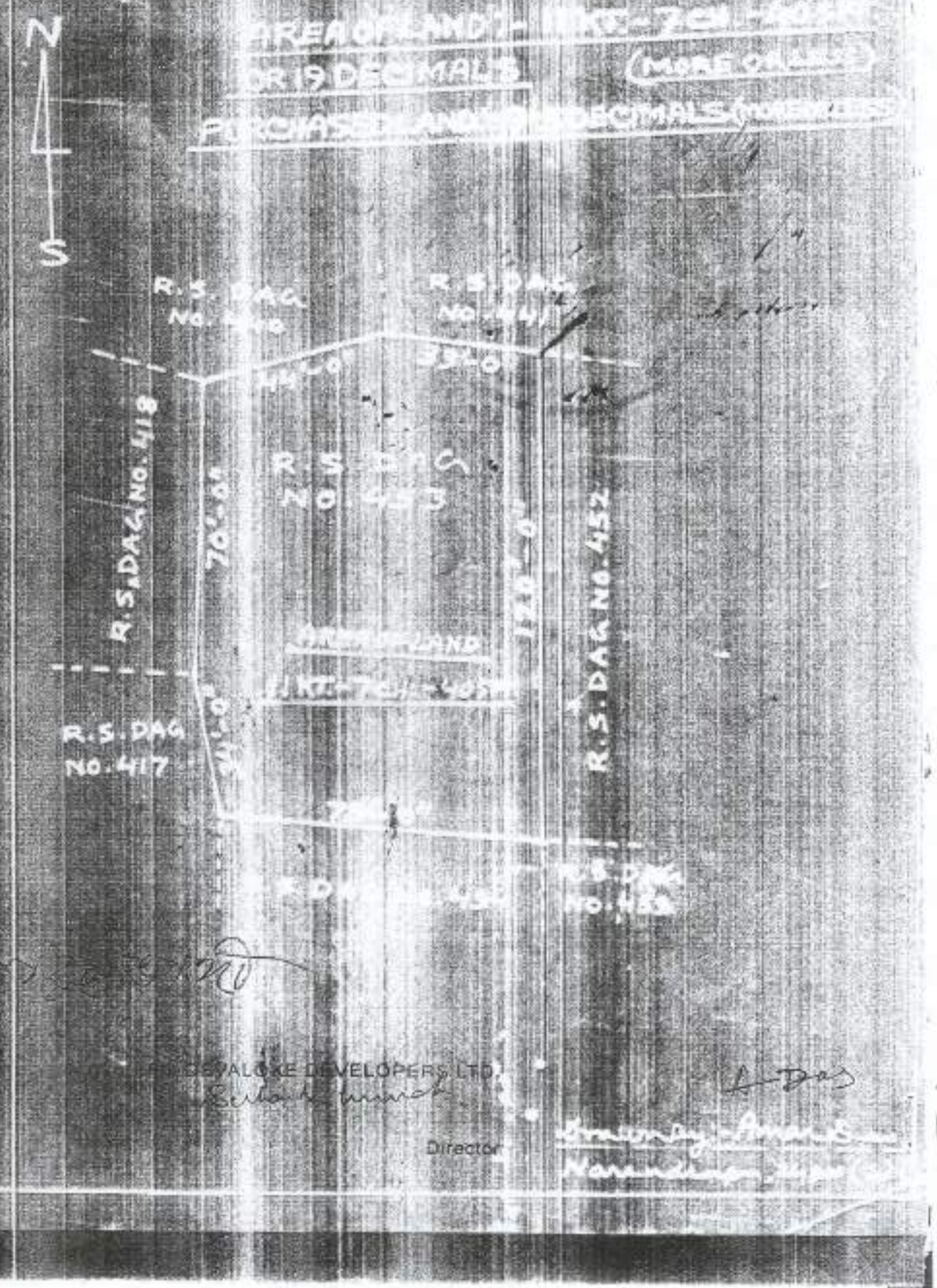
SITE PLAN OF R.S. DAG NO. 4[illegible]

AT MOUZA - JAGANNATHPUR, J.L. NO. 51,

P.S. - SONARPUR, DIST - 24 PARGANAS (SOUTH),

UNDER RAJPUR-SONARPUR MUNICIPALITY, WARD NO. [illegible]

SCALE :- 1" = 33'



Seal of the Additional Deputy Sub-Registrar

26 JUL 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 5300 to 5312
being No 08644 for the year 2011.

(Biswajit Dey) 28-July-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal