



পশ্চিমবঙ্গ পরিষদ বাংলা WEST BENGAL

813156

Qualified Parties documents is admitted to registration. The signature sheet and the endorsement sheet attached to the document are part of this document.

*[Signature]*  
21/9/10

Original Sub-Registrar - IV  
Alipore, South 14-Bangalore

₹ 10 250/-  
₹ 500/-

₹ 750/-

Received on 21.9.10

*[Signature]*  
21/9/10

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DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 21<sup>st</sup> day of September  
TWO THOUSAND AND TEN (2010), B E T W E E N

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১০/১২/১০  
১৫৫৯/১০  
১০ - ৪.০০

3653

Spec 1

Sl. No. 01. 21/9/2010

M/s. Sitanti Devaloke Developers Limited

Address: 47 Garia Main Road Kol-84.

P. S. ....

Vendor: *Santosh Kr. Dey*

Santosh Kr. Dey  
ALLPUR POLICE COURT  
Kolbela - 27

5000/-

*Santosh Kumar*



2010

FOR DEVALOKE DEVELOPERS LTD.  
*Santosh Kumar*

Director



*Santosh Kumar*  
21 SEP 2010

*Kolip Kumar Haldar*  
*8/0 Lake Shri Radharam Haldar*  
*39, Green Park*  
*P.S. Sonapat*  
*Kol-103, Business*

On 21/09/2010

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

Presented for registration at 20.00 hrs on 21/09/2010, at the Private residence by Sukanta Kundu, Claimant.

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

Execution is admitted on 21/09/2010 by

1. Rafikul Alam Sarkar, son of Lt. Abdul Hakim Sardar @ Sarkar , Jagannathpur, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-R.K.pally , By Caste Muslim, By Profession
  2. Abdul Rauf Sarkar, son of Lt. Abdul Hakim Sardar @ Sarkar , Jagannathpur, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-R.K.pally , By Caste Muslim, By Profession
  3. Sukanta Kundu  
Director, Devlojke Developers Ltd, 47,garia Main Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 .  
, By Profession : Cultivation
- Identified By Dilip Kumar Halder, son of Lt. Dharendra Nath Halder, 39,green Park, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700103 , By Caste: Hindu, By Profession: Business.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

On 22/09/2010

**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/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 24134/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 22/09/2010

**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. 231685/-

Certified that the required stamp duty of this document is Rs.- 131685 /- and the Stamp duty paid as Impressive Rs. 9090/-

**Deficit stamp duty**

Deficit stamp duty



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

22/09/2010 16:22:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : 1 - 07231 of 2010

(Serial No. 06552 of 2010)

1. Rs. 49000/- is paid, by the draft number 572615, Draft Date 21/09/2010, Bank Name State Bank of India, MAHAMAYATALA, received on 22/09/2010
2. Rs. 49000/- is paid, by the draft number 572616, Draft Date 21/09/2010, Bank Name State Bank of India, MAHAMAYATALA, received on 22/09/2010
3. Rs. 33931/- is paid, by the draft number 572617, Draft Date 21/09/2010, Bank Name State Bank of India, MAHAMAYATALA, received on 22/09/2010

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



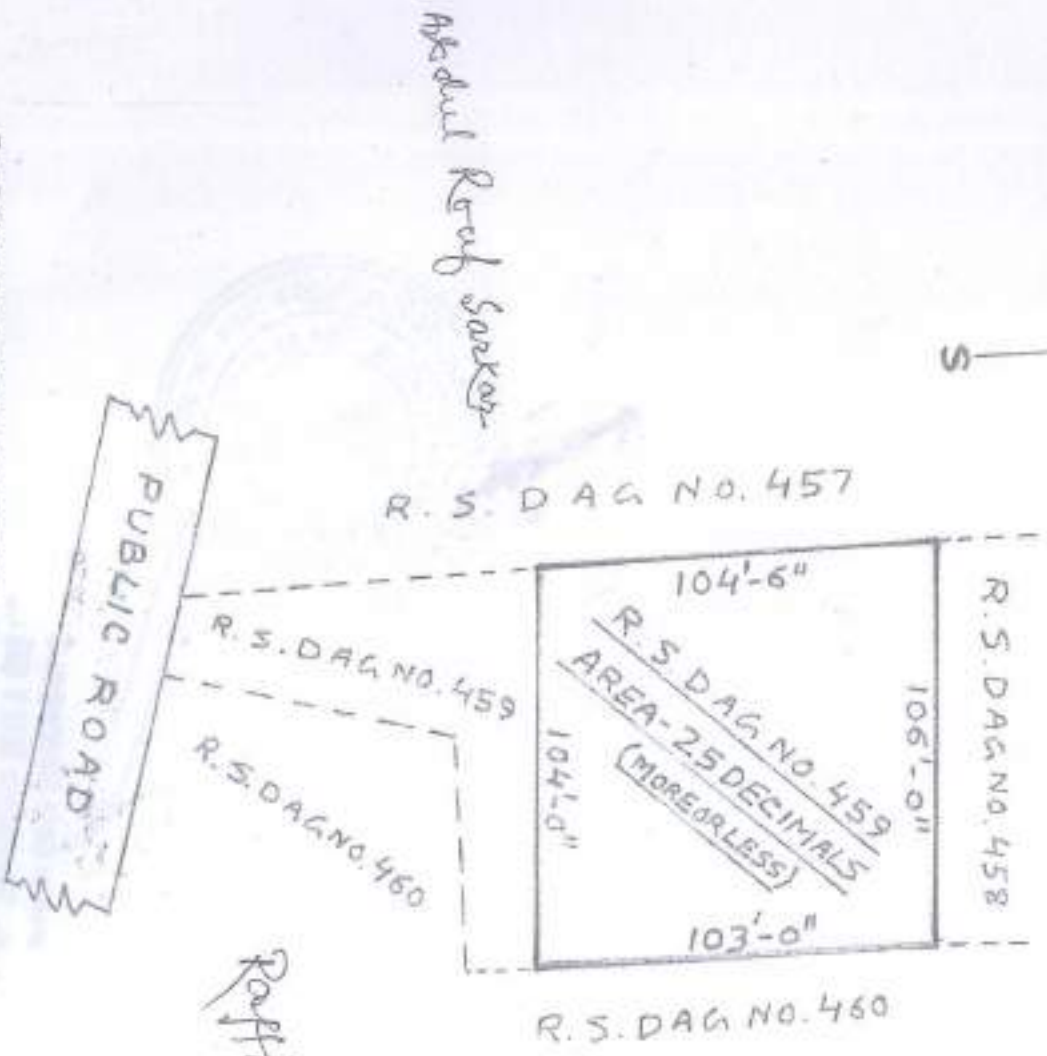
22/09/2010 16:22:00

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

SITE PLAN OF R.S. DAG NO. 459 (PART I),  
MOUZA - JAGANNATHPUR, J.L. NO. 51,  
P.S.-SONARPUR, DIST.-24 PARAGANAS (SOUTH),  
UNDER RAJPUR-SONARPUR MUNICIPALITY.

SCALE: - 1" = 50'

AREA OF LAND: - 25 DECIMALS (MORE OR LESS)  
SHOWN IN RED BORDER



For DEVALOK DEVELOPERS LTD.  
*Sachin Kumar*  
Director

*Anwar Hase*  
Dy. No 0033  
DRAWN BY: A. Das  
Narehdumpur, 24/9/2015

RECEIVED  
OFFICE OF THE DIRECTOR  
GENERAL INVESTIGATIVE  
DIVISION  
SEP 21 2010

SEP 21 2010

RECEIVED  
OFFICE OF THE DIRECTOR  
GENERAL INVESTIGATIVE  
DIVISION  
SEP 21 2010



Letter and Enclosure  
a. Register W/S 7 (8) L  
Fingerprint 167 1638  
on March 24 February  
21 SEP 2010

THIS INDENTURE made this 21<sup>st</sup> day of September, Two Thousand Ten BETWEEN RAFIKUL ALAM SARKAR, son of Late Abdul Hakim Sardar alias Sarkar, residing at Village Jagannathpur, P.O.: R.K. Pally, P.S.: Sonarpur, District 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 FIRST PART, ABDUL RAUF SARKAR son of Late Abdul Hakim Sardar alias Sarkar, residing at Village Jagannathpur, P.S. Sonarpur, District South, 24 Parganas hereinafter referred to as the CONFIRMING PARTY (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 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 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 :

2072

Official Alam Sirkar

2074

Local Rent Sarker



১৯ ডিসেম্বর ১৯৬০  
২১ SEP 2010

১৯৬০



WHEREAS :

- A. Haturuddin Sardar and Naimuddin Sardar were the absolute joint owners of All That the piece and parcel of agricultural land measuring 35 Sataks more or less comprised in R. S. Dag No. 459, L. R. Dag No. 500 under R. S. Khatian No. 200 in L. R. Khatian Nos. ~~1949~~ - 1356 situate lying at Mouza Jagannathpur, P.S. Sonarpur in the District of South 24 Parganas (hereinafter referred to as the "said land") more fully and particularly described in the Schedule hereunder written.
- B. The said Haturuddin Sardar, a Muslim widower governed by the Mohammedan School of Law died intestate sometime in the year 1945 leaving him surviving his two sons namely Kachimuddin Sardar and Owzed Ali Sardar as his only heirs and legal representatives who jointly inherited his undivided share in the said land absolutely and forever.
- C. Thus the said Naimuddin Sardar and the said Owzed Ali Sardar jointly were the owners of  $\frac{3}{4}$ <sup>th</sup> part or share equivalent to 12 annas (which is equivalent to 26 Sataks more or less) in the said land and the said Kochhimuddin Sardar was the absolute owner of  $\frac{1}{4}$ <sup>th</sup> part or share equivalent to 4 annas (which is equivalent to 9 Sataks more or less) in the said land.
- D. By a Bengali Kobala dated the 6<sup>th</sup> day of June, 1951 made between the said Naimuddin Sardar and Owzed Ali Sardar therein jointly referred to as Vendors of the One Part and Pratap Lal Bhattacharya (as benamdar of his father Phanindra Lal Bhattacharya) therein referred to as Purchaser of the Other Part and registered in the office of the Sub-Registrar, Baruipur in Book No. 1, Volume No. 50, at Pages 124 to 127, Being No. 4009 for the year 1951, 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 the plece and parcel of land ad-measuring 26 Sataks more or less out of the said land being his undivided share in the said land more fully and particularly described in the Schedule thereunder written.
- E. Sometimes in the month of January, 1955, the said Phanindra Lal Bhattacharya being the absolute owner of  $\frac{3}{4}$ <sup>th</sup> part or share equivalent to 12 annas (which is equivalent to 26 Sataks more or less) in the said land and the



said Kochhimuddin Sarkar being the absolute owner of 1/4<sup>th</sup> part or share equivalent to 4 annas (which is equivalent to 9 Sataks more or less) in the said land amicably and orally partitioned the said land amongst themselves and by virtue thereof Kochhimuddin Sarkar was allotted 9 sataks in the Southern portion of the said land and Phanindra Lal Bhattacharya was allotted 26 sataks in the Northern portion of the said land

F. By a Bengali Kobala dated the 3<sup>rd</sup> day of June, 1959 made between the said Phanindra Lal Bhattacharya therein referred to as the Vendor of the One Part and Abdul Majid Sarkar 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. 65, Pages- 101 to 104, Being No. 5168 for the year 1959, 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 piece and parcel of land admeasuring 26 Sataks more or less being the partitioned Northern portion of the said land more fully and particularly described in the Schedule thereunder written.

G. By another Bengali Kobala dated the 13<sup>th</sup> day of September, 1966 made between the said Abdul Majid Sarkar therein referred to as the Vendor of the One Part and Md. Ali Sheikh 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. 134, Pages- 154 to 157, Being No. 11276 for the year 1966, 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 piece and parcel of land admeasuring 26 Sataks more or less out of the said land being his demarcated share in the said land more fully and particularly described in the Schedule thereunder written.

H. By another Bengali Kobala dated the 26<sup>th</sup> day of February, 2009 made between the said Md. Ali Sheikh therein referred to as the Vendor of the One Part and Rafikul Alam Sarkar therein referred to as Purchaser of the Other Part and registered in the office of the Sub-Registrar, Sonarpur in Book No. 1, C.D. Volume No. 7, Pages- 440 to 450, Being No. 02216 for the year 2009, 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 piece and parcel of land admeasuring 26 Sataks more or less out of the said land being his demarcated share in the said land more fully and particularly described in the Schedule thereunder written.



I. By a Bengali Kobala dated the 7<sup>th</sup> day of March, 1955 made between the said Kachimuddin Sardar therein referred to as the Vendor of the One Part and Mosammat Ayesha Khatoon therein referred to as Purchaser of the Other Part and registered in the office of the Sub-Registrar, Baruipur in Book No. 1, Volume No. 9, Pages- 288 to 289, Being No. 1274 for the year 1955, 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 his demarcated 9 Sataks situated in the Southern portion of said land more fully and particularly described in the Schedule thereunder written.

J. By a Bengali Kobala dated the 8<sup>th</sup> day of November, 1971 made between the said Mosammat Ayesha Khatoon therein referred to as the Vendor of the One Part and Renuka Ghosh 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. 45, Pages- 33 to 35, Being No. 3128 for the year 1971, 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 piece and parcel of land being the demarcated 9 Sataks situated in the Southern portion of said land more fully and particularly described in the Schedule thereunder written.

K. By a Bengali Kobala dated the 7<sup>th</sup> day of May, 2002 made between the said Renuka Ghosh therein referred to as the Vendor of the One Part and Abdul Rauf Sarkar 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. 102, Pages- 396 to 402, Being No. 6111 for the year 2002, 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 piece and parcel of land admeasuring 9 Sataks be the same a little more or less being the demarcated 9 Sataks situated in the Southern portion of said land more fully and particularly described in the Schedule thereunder written.

L. Thus, the Vendor herein became the absolute owner of the area admeasuring 28 sataks being the demarcated Northern portion of the said land more fully and particularly described in the Schedule hereunder written free from all encumbrances, charges, liens, lispensens, acquisitions, requisitions, attachments, trusts of whatsoever nature while the Confirming Party became the



absolute owner of the area admeasuring 9 sataks being the demarcated Southern portion of the said land.

M. The name of the Confirming Party has been recorded in the Record of Rights in respect of 10 sataks of land and portion of land has been further recorded as being in permissive occupation of one Moinuddin Sarker and the name of the Vendor has been recorded in such Record of Rights in respect of 25 sataks of land.

N. The Vendor has agreed to sell and the Confirming Party has agreed to confirm the said sale 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 25 sataks out of the said 26 sataks being the demarcated Northern portion of the said land at and for the consideration of a sum of Rs. 15,73,000/- (Rupees Fifteen lacs seventy three thousand only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 15,73,000/- (Rupees Fifteen lacs seventy three thousand 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 agricultural land measuring 25 sataks be the same a little more or less being the demarcated Northern portion of the land contained in R.S. Dag No. 459 L.R. Dag No. 500 under R.S. Khatian No. 200 L.R. Khatian Nos. 1356 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 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

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Main body of handwritten text, appearing to be a letter or report, with several lines of cursive script.



**ಪ್ರತಿ ಶ್ರೀ ದೀಪ್ತಿ...**  
**ಶ್ರೀ ದೀಪ್ತಿ ಎ/ಸ/7 (ಬಿ)...**  
**ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ...**  
**ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ**  
**21 SEP 2011**

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Unit Kerja Departemen  
Kebudayaan dan Kesenian  
Kantor Wilayah Palembang  
Jl. Jenderal Sudirman No. 10  
Palembang, Sumatera Selatan  
21 SEP 2011



(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. be or are found to have remained unpaid for the period upto the date of these presents then 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 part 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 and lawfully acquired, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and released 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 him 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 covenants, 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 75 sataks be the same a little more or less being the demarcated Northern portion of the land comprised in R. S. Dag No. 459, L.R. Dag No. 500 under P. S. Khatian No. 200, L.R. Khatian No. 1356, situate and lying at Mouza Jagannathpur, P.S.

SECRETARIA DE SEGURIDAD  
PÚBLICA  
ESTADO DE VERACRUZ  
SECRETARÍA DE SEGURIDAD  
PÚBLICA  
ESTADO DE VERACRUZ  
21 SEP 2010



Sonarpur, J.L.No.51, Touji No.271, 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 no. 458  
On the East : By land in R.S. Dag no. 460  
On the South : By remaining land in R.S. Dag no. 459 owned by the Confirming Party abovenamed  
On the West : By land in R.S. Dag no. 457

IN WITNESS WHEREOF the parties hereto 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 :

*Mithun Sankar*  
*Dilip Kumar Halder*

*Rajhinal Alan Sinker*

SIGNED AND DELIVERED by the

said CONFIRMING PARTY

at Kolkata in the presence of :

*Mithun Sankar*  
*Dilip Kumar Halder*

*Abdul Ruzf Sarker*

SIGNED AND SEALED by the

said PURCHASER at Kolkata

in the presence of :

*Mithun Sankar*  
*Dilip Kumar Halder*

For DEVALOK DEVELOPERS LTD.

*Sankar Mondal*

Director

Registrar West Bengal  
No. Registrar 8/37 (3) W  
Registration No. 1000  
Date 24 SEP 2010

Handwritten signature or mark





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

NAME ..... SUKANTA KUNOU .....

SIGNATURE ..... Sukanta Kunou .....



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

NAME ..... Raffinul Alam Sikin .....

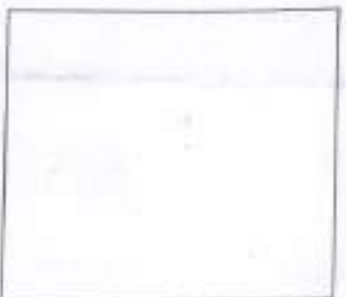
SIGNATURE ..... Raffinul Alam Sikin .....



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

NAME ..... Md. Reza Sarkar .....

SIGNATURE ..... Md. Reza Sarkar .....



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

NAME ..... Abdul Rafiq Sarkar .....

SIGNATURE ..... Abdul Rafiq Sarkar .....





Certificate of Registration under section 60 and Rule 69.

Registered in Book -1

CD Volume Number 25

Page from 1662 to 1678

being No 07231 for the year 2010.



(Dulal Chandra Saha) 22-September-2010

DISTRICT SUB-REGISTRAR-IV

Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal