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পশ্চিমবঙ্গ পঞ্জীয়ন বঙ্গাল WEST BENGAL

Notarized that the Government is addressed to registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

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DEED OF CONVEYANCE

17/11/11
 No. 5149 of 6000 State Savandha Vardha
 Name: 19, Georgia Road, P. O. ...
 Address: ...
 Vendor: S.H. Shubham ...
 Alipur Collector ...
 24 PARGANAH (Savandha)



Robert Linnak



24/11

FOR DEVALOKE DEVT. WORKS LTD.
 Robert Linnak
 Director

Milk and Saver
 G. R. R. Saver
 11th Vidhasagar Upabiksh
 Kol-47, Savre.



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

Endorsement For Deed Number : 1 - 08302 of 2011
(Serial No. 07927 of 2011)

On

Payment of Fees:

On 17/11/2011

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

Presented for registration at 17.30 hrs on :17/11/2011, at the Private residence by Sukanta Kundu
, Claimant.

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

Execution is admitted on 17/11/2011 by

1. Jobeda Bibi, wife of Ansd Ali Bhangji, Jagannathpur, Thana:-Sonarpur, District:-South 24-Parganas,
WEST BENGAL, India, P.O. :-, By Caste Muslim, By Profession :-
, By Profession :-
2. Sukanta Kundu
Director, Devaloke Developers Ltd, 47 Geria Main Rd, District:-South 24 Parganas, WEST BENGAL,
India, P.O. :- Pin :-700084.
, By Profession :-

(Smritikana Panda)
DISTRICT SUB-REGISTRAR-IV

On 18/11/2011

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.-1339061/-

Certified that the required stamp duty of this document is Rs - 80354 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

On 21/11/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissibility under Rule 43 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Amended under Section 4 of Indian Stamp Act 1899.

Payment of Fees



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

21/11/2011 16:59:00

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 - 08302 of 911
(Serial No. 07927 of 2011)

Amount By Cash

Rs. 0/-, on 21/11/2011

Amount by Draft

Rs. 14768/- is paid , by the draft number 575775, Draft Date 18/11/2011, Bank Name State Bank of India, MAHAMAYATALA, received on 21/11/2011

(Under Article : A(1) = 14729/- , E = 7/- , H = 28/- , M(b) = 4/- on 21/11/2011)

Deficit stamp duty

Deficit stamp duty

1. Rs. 26380/- is paid, by the draft number 575776, Draft Date 18/11/2011, Bank Name State Bank of India, MAHAMAYATALA, received on 21/11/2011
2. Rs. 49000/- is paid, by the draft number 575777, Draft Date 18/11/2011, Bank Name State Bank of India, MAHAMAYATALA, received on 21/11/2011

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



21/11/2011 16:59:00

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

THIS INDENTURE made this 17th day of November Two Thousand Eleven BETWEEN

JOBEDA BIBI, wife of Arsed Ali Bhangi, residing at Village Jagannathpur, P.O.: R.K. Pally,

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 her 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 700084 represented by its Director, Sankar Kundu, son of Sankar Kundu, working for gain at 47, Garia Main Road, Mahamayata, 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 :

Continued .. page 2.

Milkyway - Soeken...

Handwritten notes and a stamp, including the date "Nov 2 1949".

Handwritten symbol resembling a cursive 'S' or '2'.

Handwritten text: "D. J. H. D. G. S."



Handwritten number: "2949"

WHEREAS :

- A. One Abdul Majid Sarkar was the absolute owner of All That the piece and parcel of agricultural land measuring 52 sataks be the same a little more or less in R. S. Dag No. 460, L.R. Dag No. 501, R.S. Khatian No. 44, L.R. Khatian No. 269 situate lying at Mouza Jeggannathpur, P.S. Sonarpur, more fully and particularly described in the Schedule hereunder written (and hereinafter referred to as the "said entire land").
- B. By a Kobala dated the 15th day of May, 1967 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. I, Volume No. 65, Pages 151 to 153, Being No. 4314 for the year 1967, the 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 entire land more fully and particularly described in the Schedule thereunder written.
- C. By a Kobala dated the 30th day of March, 1972 made between the said Md. Ali Sheikh therein referred to as the Vendor of the One Part and Abdul Khalek Sarkar, therein referred to as Purchaser of the Other Part and registered in the office of the Sub-Registrar, Barulpur in Book No. I, Volume No. 18, Pages 154 to 157, Being No. 928 for the year 1972, 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 entire land more fully and particularly described in the Schedule thereunder written.
- D. By a Kobala dated the 8th day of October, 1975 made between the said Abdul Khalek Sarkar therein referred to as the Vendor of the One Part and Arsed Ali Bhangl, therein referred to as Purchaser of the Other Part and registered in the Sonarpur Sub-Registry office in Book No. I, Volume No. 62, Pages 291 to 294, Being No. 4269 for the year 1975, the said

Continued .. page 3.



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Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein / If there is a demarcated 16 sataks out of the said entire land more fully and particularly demarcated in the Schedule thereunder written.

E. By a Deed of Gift dated the 30th day of November, 2004 made between the said Arsed Ali Bhangli therein referred to as the Vendor of the One Part and Jolawat Pilli, therein referred to as Donee of the Other Part and registered in the office of the Additional District Sub-Registrar at Sonarpur in Book No. 1, Volume No. 19, at Pagee 365 to 373, Being Deed No. 1011 for the year 2005, the said Arsed Ali Bhangli granted, transferred, conveyed, assigned and assured unto and in favour of his wife being the Donee therein / If that his aforesaid demarcated 16 sataks of land more fully and particularly described in the Schedule thereunder written.

F. 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.

G. 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. 11,00,000/- (Rupees Eleven lacs only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 11,00,000/- (Rupees Eleven lacs 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

Continued .. page 4.



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17 NOV 2011

every part thereof forever acquit release and discharge the Vendor and the said land) the Vendor doth hereby grant transfer convey assign and assure and hold in favour of the Purchaser All That the piece and parcel of land containing an area of 16 Sataks be the same a little more or less situate lying at Mouja Jagannath in Panch Station Sonarpur, being a demarcated portion of the land contained in R.S. District Patna I.R. Dag No. 501, R.S. Khaitan No. 44, L.R. Khaitan No. 269 in the District of Patna South more fully and particularly described in the Schedule hereunder written and drawn 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 channels and other rights, 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 or 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 in or 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 act or deed **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 her predecessors in title done or executed or knowingly suffered to the contrary the Vendor is now lawfully,

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rightfully and absolutely seized and possessed of or otherwise lawfully and sufficiently entitled to the said land hereby granted, transferred and conveyed or to be so intended so to be and every part thereof without any manner or condition, use, trust or anything whatsoever to alter, defeat, encumber or make void the same;

(b) THAT NOTWITHSTANDING any such act, deed or thing which the Vendor as aforesaid the Vendor has now in herself 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 as aforesaid

(c) THAT the Purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the said land and receive the rents, issues and profits thereof and 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 her ;

(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 name is also not the subject matter of any litigation ;

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(g) THAT the Vendor or her predecessors in interest have not taken any loan or other financial accommodation against the security of the said land or any portion thereof ;

(h) AND that free and clear and freely and clearly absolute and unencumbered, exonerated and released or otherwise by and at the costs and expenses of the Vendor as well and sufficiently indemnified or from and against all manners of claims, charges, 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 them the Vendor shall and will from time to time and at all times by her/him 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 securing 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 18 Sataim in the same a little more or less situate and lying at Mouza Jaganmathpur, P.S. Sonarpur, M. No 51, Touji No.271, being a demarcated portion of the entire land comprised in R.S. Dag No. 460, L.R. Dag No. 501, R.S. Khatian No. 44, L.R. Khatian No. 269 District Sub-Registar Sonarpur, in the District of 24 Parganas South butted and bounded in the following manner:

- On the North : By remaining land in Dag No. 460
- On the East : By land in Dag No. 462
- On the South : By land in Dag No. 461 and by municipal road
- On the West : By remaining land in Dag No. 460

Continued .. page 7.

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U.S. DEPT. OF AGRICULTURE
BUREAU OF PLANT INDUSTRY
WASHINGTON, D.C.

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IN WITNESS WHEREOF the Parties hereunto have 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 :

Mihir Sarker.

Sabin Mollin Mondal.

CERTIFIED

SIGNED AND SEALED by

the said PURCHASER at

Kolkata in the presence of :

Mihir Sarker.

Sabin Mollin Mondal.

For DEVELOPER DISMOUNTED LTD.

Sabin Mollin Mondal

DIRECTOR

17 NOV 1944
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U.S. DEPARTMENT OF THE ARMY
OFFICE OF THE ADJUTANT GENERAL
WASHINGTON, D.C.

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17 NOV 1944
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U.S. DEPARTMENT OF THE ARMY
OFFICE OF THE ADJUTANT GENERAL
WASHINGTON, D.C.

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within mentioned sum of Rs. 11,00,000/- (Rupees Eleven lacs only) being the full consideration money as per particulars below :

By Pay Order No. 030604... dated 17/11/2011
issued by UTI Bank Ltd., Garia Branch in favour
of the Vendor

.....	Rs. 11,00,000.00
Total	<u>Rs. 11,00,000.00</u>

(Rupees Eleven lacs only)

COPY BY RA

Witnesses:

William Sarker.
Navidrasgan Upadhyay
Kat. 47

Jalim Ullin Mondol.
Brakunpan (Bakunpan)
Kolheta - 96.

Drafted by me :

Rudradeb
(Rudradeb Chaudhuri)
Advocate, High Court

1107, MON 21
COURT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE CLERK
1107, MON 21

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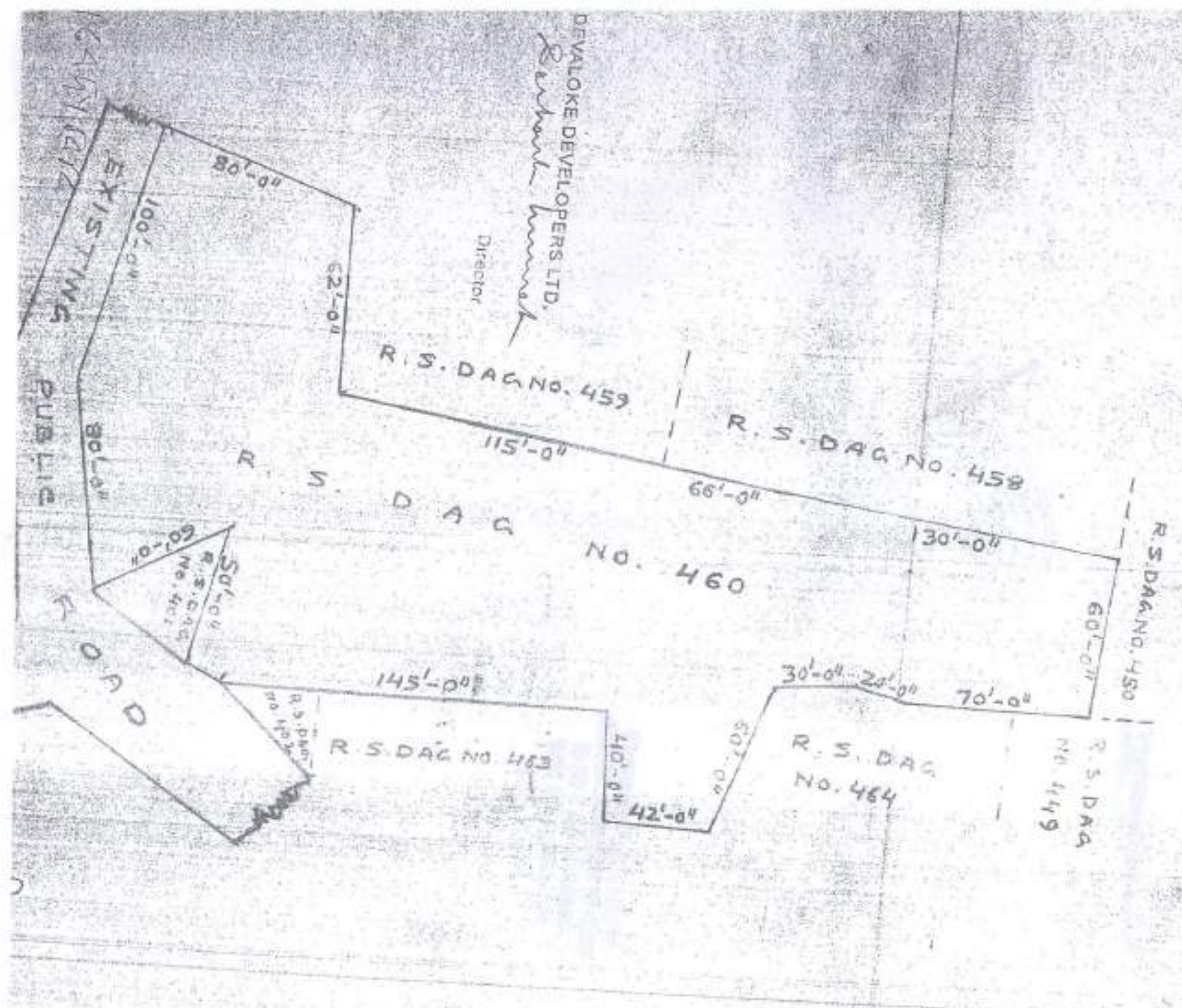
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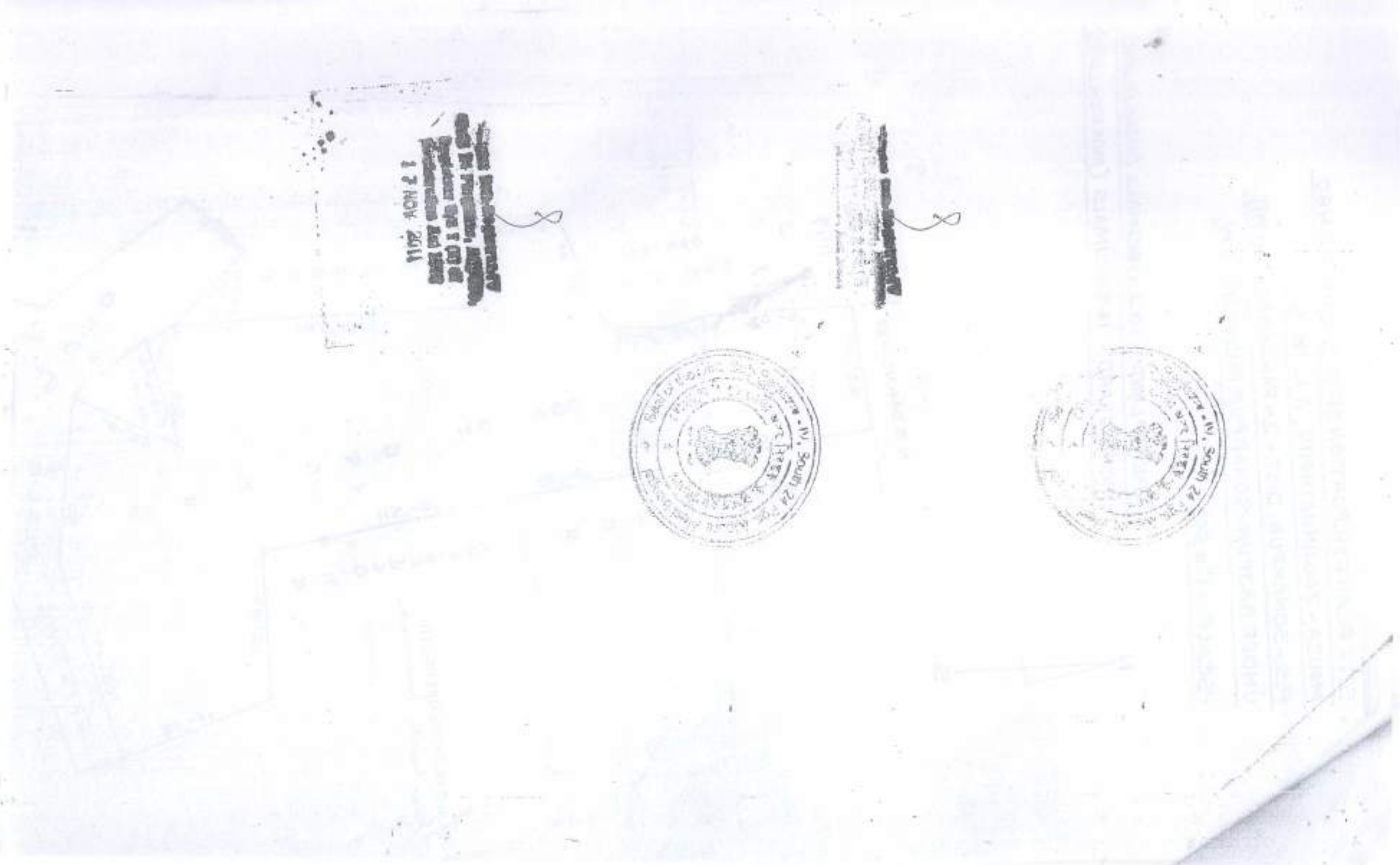
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SITE PLAN FOR PORTION OF R. S. DAG NO. 460,
 MOUZA - JAGANNATHPUR, T.L. No 51,
 P.S. - SONARPUR, DIST. - 24 PARAGANAS (SOUTH),
 UNDER RAJPUR-SONARPUR MUNICIPALITY,
 SCALE:- 1" = 50'

AREA OF LAND:- 103 DECIMALS (MORE OR LESS)
 PURCHASE LAND:- 16 DECIMALS (MORE OR LESS)





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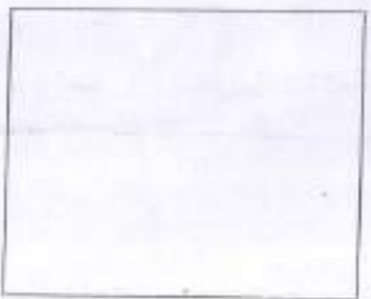
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Left Hand					
Right Hand					

NAME SUKANTA KUNDU
SIGNATURE Sukantha Kundu



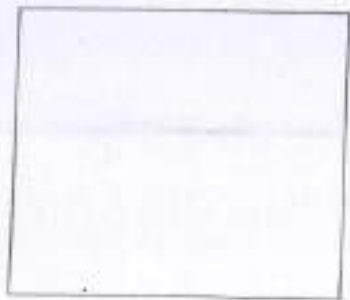
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Left Hand					
Right Hand					

NAME
SIGNATURE Sreyasini



	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

NOV 27 2011
[Redacted text]



Certificate of Registration under section 60 and Rule 69.

Registered in Book -1
CD Volume number 27
Page from 4658 to 4673
being No 08302 for the year 2011.



(Signature)

(Ashoke Kumar Biswas) 22-November-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. IV SOUTH 24-PARGANAS
West Bengal