



1893 21/2/2013

5001

Buyer: Developers Ltd  
Address: 47/1, Garia Main Road  
P. S. Kot-84  
Kolkata - 700027

54

Santosh Kr. Dey  
ALIPUR POLICE COURT  
Kolkata - 27

5001



Stamp: 7 FEB 2013

Chinnay Kr. Das  
c/o Late Rajendra Das Das  
c/o Bagojaiti Palli,  
Kolkata - 700092  
(Retired Govt Employee)



Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas  
 Signature / LTI Sheet of Serial No. 00944 / 2013, Deed No. (Book - I , 00946/2013)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sukanta Kundu District:-South 24-Parganas, WEST BENGAL, India,			Sukanta Kundu 7/2/13
	07/02/2013	LTI 07/02/2013	

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
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1	Mohinur Bhargi Address:-Jagannathpur, Thana:-Sonarpur, P.O. :-R K Pally, District:-South 24-Parganas, WEST BENGAL, India,	Self			
			07/02/2013	LTI 07/02/2013	
2	Sukanta Kundu Address:-District:-South 24-Parganas, WEST BENGAL, India,	Self			Sukanta Kundu
			07/02/2013	LTI 07/02/2013	

Name of Identifier of above Person(s)

Chinmoy Kr Das  
 C/16 Baghjatrin Palli, District:-South 24-Parganas,  
 WEST BENGAL, India, Pin :-700092

Signature of Identifier with Date

Chinmoykr Das  
 9/2/2013





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

Subject: Mathematics  
Date: 7 FEB 2013

Sl. No.	Name of the Candidate	Grade	Percentage
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...



**Handwritten Signature**  
Date: 7 FEB 2013



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*Handwritten text, possibly a date or reference.*



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

Endorsement For Deed Number : I - 00946 of 2013  
(Serial No. 00944 of 2013)

On 07/02/2013

**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, 53 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 Draft

Rs. 30443/- is paid , by the draft number 357847, Draft Date 21/01/2013, Bank Name State Bank of India, FARTABAD, received on 07/02/2013

( Under Article : A(1) = 22165/- , E = 7/- , H = 28/- , M(b) = 4/- on 07/02/2013 )

**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.-20,15,150/-

Certified that the required stamp duty of this document is Rs. - 120920 /- and the Stamp duty paid as: Impresive Rs. - 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 18000/- is paid , by the draft number 357846, Draft Date 21/01/2013, Bank : State Bank of India, FARTABAD, received on 07/02/2013
2. Rs. 49000/- is paid , by the draft number 357843, Draft Date 21/01/2013, Bank : State Bank of India, FARTABAD, received on 07/02/2013
3. Rs. 49000/- is paid , by the draft number 357844, Draft Date 21/01/2013, Bank : State Bank of India, FARTABAD, received on 07/02/2013

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

Presented for registration at 12.25 hrs on :07/02/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Sukanta Kundu ,Claimant.

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

Execution is admitted on 07/02/2013 by

1. Mohinur Bhanji, son of Lt. Taher Ali, Sonarpur, Thana:-Sonarpur, P.O. :-R K Pally, District:-South 24-Parganas, WEST BENGAL, India, By caste Muslim, By Profession : ---



*Ashoke Kumar Biswas*

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

07/02/2013 13:59:00

EndorsementPage 1 of 2





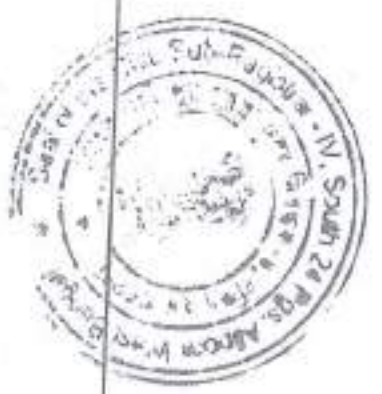
Government Of West Bengal  
Office Of the D.S.R. - IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 00946 of 2013  
(Serial No. 00944 of 2013)

2. Sukanta Kundu  
Director, Devaloke Developers Ltd, 47 Garia Main Rd, District:-South 24-Parganas, WEST BENGAL,  
India, Pin :-700084,  
By Profession : ---

Identified By Chinnoy Kr Das, son of Lt. Rajendra Lal Das, C/16 Baghajatin Palli, District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700092, By Caste: Hindu, By Profession: Retired Person,

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

Request for Information (RFI) for the

Construction of the

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Request for Information (RFI) for the  
Construction of the  
...

7 FEB 2013





*Debat Kundu*

THIS INDENTURE made this 7<sup>th</sup> day of <sup>February</sup> ~~January~~ Two Thousand Thirteen <sup>MOHIBUL</sup> ~~MOHIBUL~~ 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 - 700 084 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 :

*Debat Kundu*

WHEREAS :

- A. One Rajman Necha Bibi alia Rahimunnrecha 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 19<sup>th</sup> November 1964 duly registered in the office of the Sub-Registrar of Baruipore, District 24 Parganas in Book No. 1, Volume No. 125 at pages 253 to 255 being Deed No. 10069 for the year 1964, the said Necha Bibi alia Rahimunnеча Bibi sold, transferred her conveyed her absolute interest in the said land in favour of one Taher Ali Bhangl for the consideration recorded in such deed of conveyance.

C. The said Taher Ali Bhangl 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 Bhangl who was a divorcee and a Muslim governed by the Mohammedan School of Law and had been predeceased by his son Islam Bhangl died intestate on the 30th day of August, 2001 leaving him surviving his two sons, <sup>MOHAMMUR</sup> Mehdul Bhangl and Farahabul Bhangl as his only heirs and legal representatives who jointly inherited the said land absolutely and forever.

E. Each of the said <sup>MOHAMMUR</sup> Mehdul Bhangl (being the Vendor abovenamed) and the said Farahabul Bhangl thus became the owner 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. By a Deed of Conveyance dated 25<sup>th</sup> July 2011 duly registered in the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas in Book No. 1, CD Volume No. 20 at Pages 5300 to 5312 Being No. 08644 for the year 2011 made by and between the said Farahabul Bhangl, therein described as the Vendor and Devaloke Developers Limited, the Purchaser abovenamed therein described as the Purchaser, the said Farahabul Bhangl sold transferred and conveyed his undivided fifty percent share in the said land to the Purchaser abovenamed for the consideration recorded in such deed of conveyance.

Bechara Kumar

Bechara Kumar



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G. The Vendor abovenamed has now 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. 7,50,000/- (Rupees seven lacs fifty thousand only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 7,50,000/- (Rupees seven lacs fifty 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. Khalian No. 137, L.R. Khalian 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, pattans, 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 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 ;





7 FEB 2013

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(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. 44, 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

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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 MOIDUL BHANGI at Kolkata

in the presence of :

সিগ্নেচার

Chinmayee Das  
c/o Baghjata Palli,  
KOL-700192

সিগ্নেচার  
সিগ্নেচার  
সিগ্নেচার



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

For DEVALOKE DEVELOPERS LTD.  
Subal Kumar  
Director

CHINMAYEE DAS.  
সিগ্নেচার



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MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 7,50,000/- (Rupees seven lacs fifty thousand only) being the full consideration money as per particulars below :

By Cash	.....	<u>Rs. 7,50,000.00</u>
	Total	<u>Rs. 7,50,000.00</u>

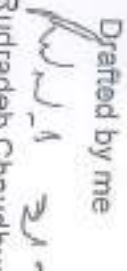
(Rupees Rupees five lacs sixty thousand only)

WITNESSES :

Cherimayil. D.J  
c/o Bangalore Allis,  
Kot- 700 092

ಶ್ರೀಮತಿ ಸಿ.ಎಂ.ಎಂ,  
ಬೆಂಗಳೂರು  
ಸಿಗ್ನಲ್ ರಸ್ತೆ

ಶ್ರೀಮತಿ ಸಿ.ಎಂ.ಎಂ

Drafted by me  
  
(Rudradeb Chaudhuri)  
Advocate, High Court



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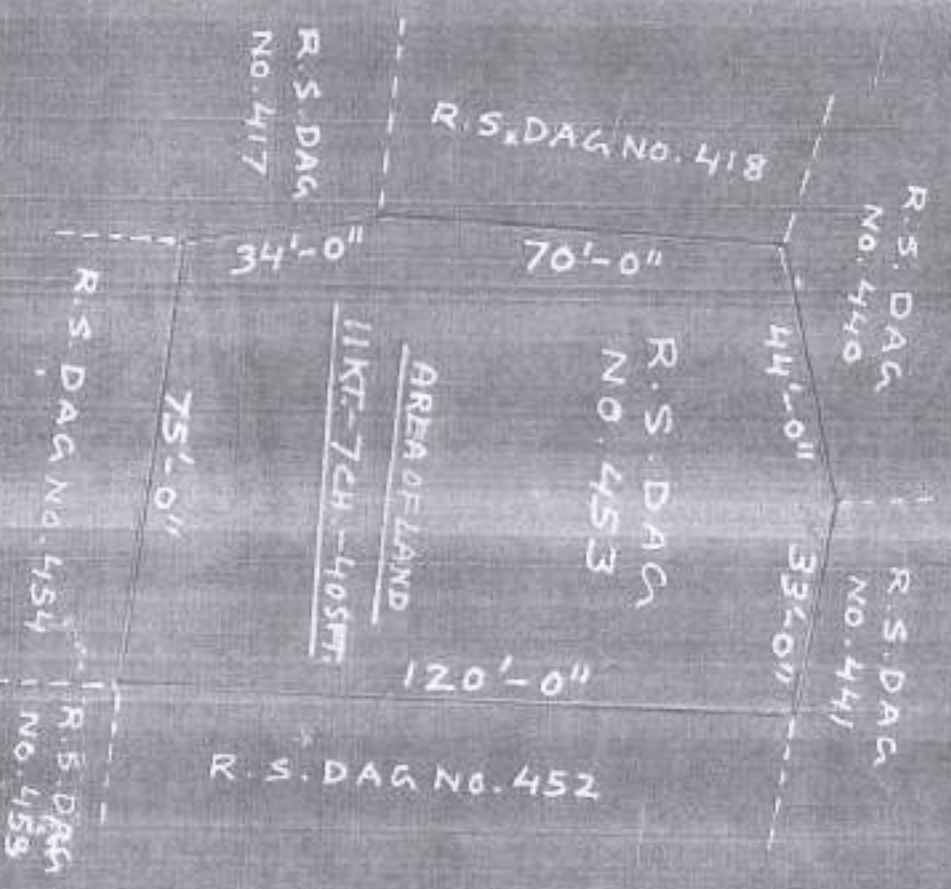
A handwritten signature or mark, possibly a checkmark or a stylized name, located below the circular stamp.

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SITE PLAN OF R.S. DAG NO. 453,  
 ATMOUZA - JAGANNATHPUR, T.L. NO. 51,  
 P.S.-SONARPUR, DIST.-24 PARGANAS (SOUTH),  
 UNDER RAJPUTPUR - SONARPUR MUNICIPALITY, WARD NO. 7.

SCALE :- 1" = 33'

AREA OF LAND :- 11 KT. - 7 CH. - 40 SF.  
 OR 19 DECIMALS (MORE OR LESS)  
 PURCHASED LAND :- 9.5 DECIMALS (MORE OR LESS)



FOR DEVELOPER DEVELOPER LTD.  
 Subhart Limited

Director  
 Approved  
 Date: 19.08.09  
 Drawing: Anand  
 Name: Subhart, 24 P.W. (5)

Postage & Fees  
Paid  
7 Feb 2013



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

NAME SUSANTA KUNDU

SIGNATURE Susanta Kundu



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

NAME

SIGNATURE Srijan Das



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

NAME

SIGNATURE



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

NAME

SIGNATURE

7 FEB 2013



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1  
CD Volume number 5  
Page from 1291 to 1305  
being No 00946 for the year 2013.



*[Handwritten signature]*

(Ashoke Kumar Biswas) 07-February-2013  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal