

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

RS.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



अधिकारिका पश्चिम बंगाल WEST BENGAL

604575

REGISTRATION ACT 1908
SECTION 17
22 JUL 2009

THIS DEED OF EXCHANGE made this 15th day of July Two Thousand Nine

V.C.No. 400 dt. 15/7/09
J(D)-250/
J(H)-100/
350/-

Carthi & Co. the document is admitted to
be a true and correct copy of the original
document and is attested with the
signature of the document.

2005

Mr. Sirhan. Denekle. Developers kimilod

Address..... H.F., General Mason Rd

10/1/84

2

25

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

Kohlsta 27

400 PA

20

DEVALOKE Constructions (P) Ltd.

or DEVALOKE DEVELOPERS LTD.

Bushman lunch

overhanging branch

Director

IN EXISTENCE U/S 71 OF
REGISTRATION ACT 1908
SECTION 24 PARAGRAPHS 1-2

45 JUL 2009

875

Sehmen lunch

830

গণিতের জেনারেল প্রপারটি



Neighbr Room
2980 Cedar St. Room
298 in Neighbr Room.
Caf. 4D
Switzer.

REGISTRATION ACT 1903
SECTION 21 PARAGRAM 400

12 JUN 2009

Government Of West Bengal
Office of the D.S.R.-IV SOUTH 24-PARGANAS
ALIPORE
Endorsement For deed Number :1-04036 of :2009
(Serial No. 03417, 2009)

On 21/07/2009

Certificate of Market Value(WB PUVI rules 1999)

certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 290927/- or the chargeability of the Stamp duty and registration fees.

certified that the required stamp duty of this document is Rs 17466 /- and the Stamp duty paid as: Impresive Rs- 5000

resentation(Under Section 52 & Rule 22A(3) 46(1))

presented for registration at 20.00 hrs on :21/07/2009,at the Private residence by Sukanta Kundu,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 21/07/2009 by

1. Sukanta Kundu, Director, Devaloke Developers Ltd, 47, garia Main Rd, Kol-84, profession : Others
2. Jakir Hossain Mondal, son of Jlad Ali Mondal, Teghoria, Thana Sonarpur, By caste Muslim, by Profession : Others

identified By Newton Basu, son of Lt. P. K. Basu 25/8, m.n, sen Lane 700040 Thana: ., by caste Hindu, By Profession Service.

Name of the Registering officer : Panchali Munshi
Designation : DISTRICT SUB-REGISTRAR-IV

On 22/07/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number :31, 4 of Indian Stamp Act 1899. 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) = 3190/-, E = 7/-, H = 28/-, M(b) = 4/- on:22/07/2009

Deficit stamp duty

Deficit stamp duty Rs 12466/- is paid, by the draft number 149370, Draft Date 18/07/2009 Bank Name State Bank Of India, Mahanayatala, received on :22/07/2009.

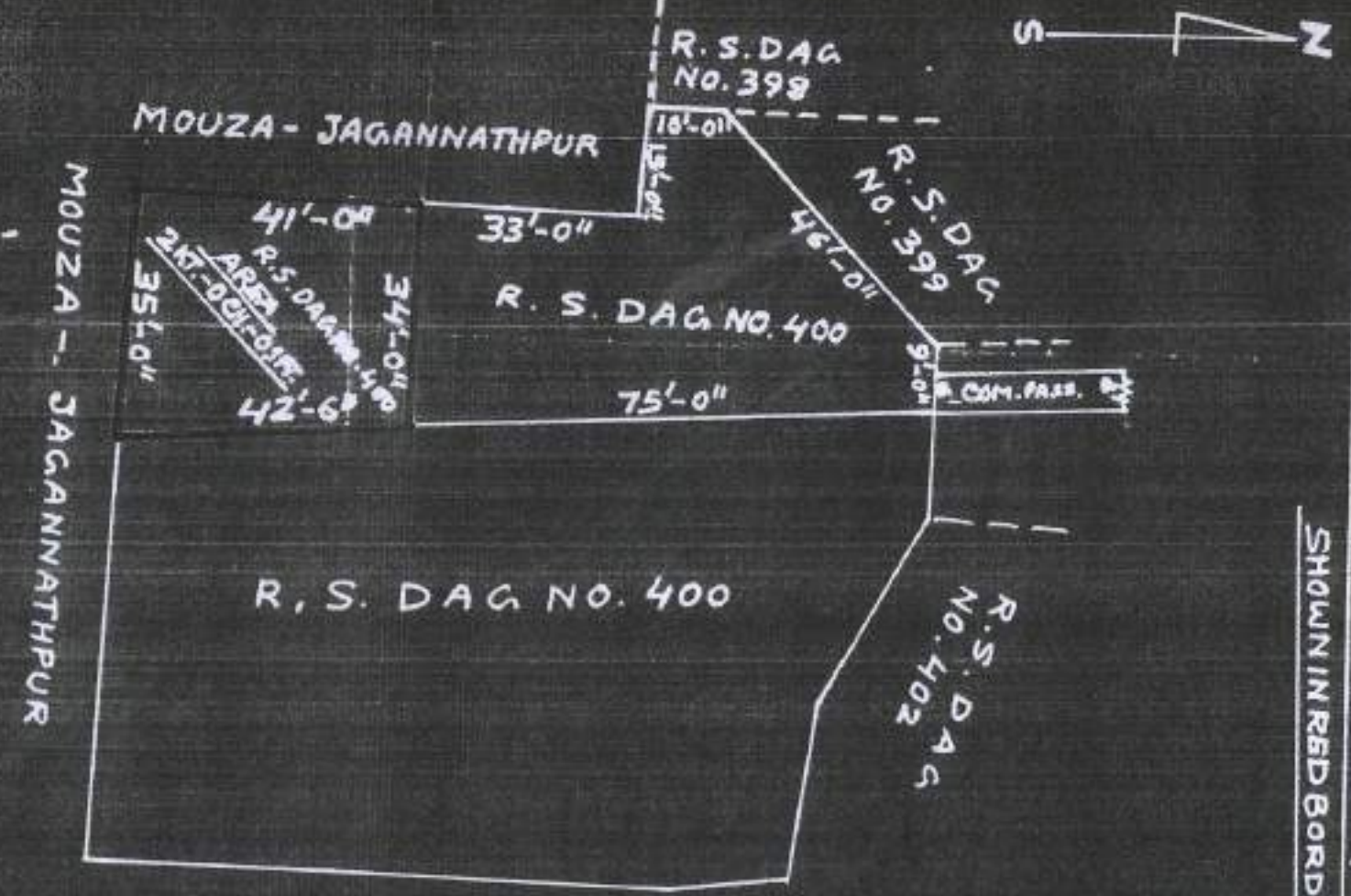
Name of the Registering officer : Panchali Munshi
Designation : DISTRICT SUB-REGISTRAR-IV

(Panchali Munshi)
DISTRICT SUB-REGISTRAR-IV
OFFICE OF THE DISTRICT SUB-REGISTRAR-IV OF SOUTH 24-
PARGANAS
Govt. of West Bengal

SITE PLAN FOR PORTION OF R.S. DAG NO. 400,
MOUZA - TEGHARI, J.L. NO. 52,
P.S. - SONARPUR, DIST. - 24 PARAGANAS (SOUTH),
UNDER RAJPUH-SONARPUR MUNICIPALITY,

SCALE:- 1" = 25'

AREA OF LAND:- 2 KT.-0 CH.-05 FT. (MORE OR LESS)
SHOWN IN RED BORDER



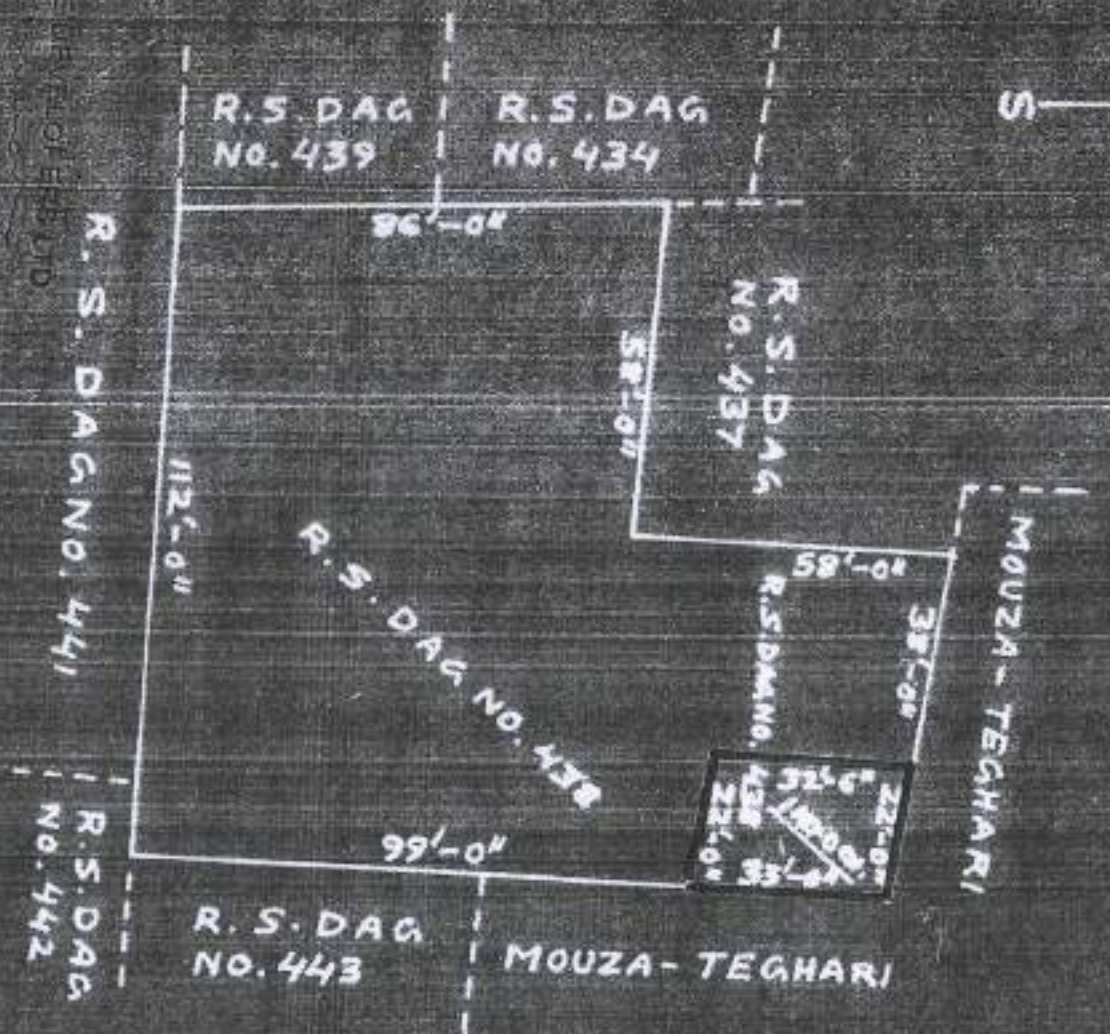
DRAWN BY:- Amol Das
Narandhapur, 24 Pgs (S)

SITE PLAN OF R.S. DAG NO. 438 (PART),
 MOUZA - JAGANNATHPUR, J.L. NO. 51,
 P.S.-SONARPUR, DIST.-24 PARAGANAS (SOUTH),
 UNDER RAJPUR-SONARPUR MUNICIPALITY,

SCALE:- 1" = 33'

AREA OF LAND:- 1 KT-0 CGT-0 SPT. (MEASURED LINES)

SHOWN IN RED BORDER



DRAWN BY:- Amiya Chandra
 Narayandrupur, 24 Pps (S)

THIS DEED OF EXCHANGE made this 15th day of *July*, Two
Thousand Nine **BETWEEN DEVALOKE DEVELOPERS LIMITED**, a
Company 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 **ONE PARTY** (which term or expression
shall unless otherwise excluded by or repugnant to the subject, context
or meaning thereof be deemed to mean and include its successor or
successors in interest and assigns) of the **ONE PART AND JAKIR**
HOSSAIN MONDAL son of Jiad Ali Mondal, residing at Village Teghoria,



REGISTRAR, PARGANAS
REGISTRATION ACT, 1908
PARGANAS
18 JUN 2009

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 :

WHEREAS :

A. Ahmed Ali Mondal and Jonab Ali Mondal were the absolute joint owners of All That the piece and parcel of agricultural land measuring 37 sataks be the same a little more or less in R.S. Dag No. 417^{R.S. No. 216} situate lying at Mouza Teghori, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in the Schedule hereunder written.

B. By a Bengali Mortgage Deed of Conditional Sale dated the 22nd day of March 1965 made between the said Ahmed Ali Mondal therein referred to as the Mortgagor of the One Part and Jamir Ahmed Sardar therein referred to as the Mortgagee of the Other Part and registered in the office of the Sub Registrar, Baruipur in Book No. I, being No. 2568 for the year 1965, the said Mortgagor therein for the consideration and terms and conditions therein mentioned mortgaged unto and in favour of the Mortgagee therein All That his undivided half share equivalent to 18.5 sataks in All That the piece and parcel of agricultural land measuring 37 sataks comprised in Dag No. 417 situate lying at Mouza Teghori, P.S. Sonarpur in the district of South 24 Parganas more fully and particularly described in the Schedule thereunder written.

C. The said Ahmed Ali Mondal who was a Muslim widower governed by the Mohammedan School of Law died intestate on the 3rd day of July, 1966, leaving him surviving his only son Daud Ali Mondal as his only heir and legal representative who inherited his undivided half share equivalent to 18.5 sataks in All That the piece and parcel of agricultural land measuring 37 sataks be the same a little more or less in R.S. Dag No. 417^{R.S. No. 216} situate lying at Mouza Teghori, P.S. Sonarpur in the district of South 24 Parganas.

D. By a Bengali Deed of Release and Re-Conveyance dated the 2nd day of September 1966 made between the said Daud Ali Mondal therein referred to as the Mortgagor/Purchaser of the One Part and Jamir Ahmed Sardar therein referred to as the Mortgagee/Vendor of the Other Part and registered in the office of the Sub Registrar, Baruipur in Book No. I, Volume No. 137, Pages 27 to 28, Being No. 10990 for the year 1966, the said Mortgagee/Vendor therein upon receipt of the mortgage money released and reconveyed unto and in favour of the Mortgagor/Purchaser



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5711210720



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Sulima Bibi



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L.O. of Angura Beera
by the pen of Mbasela



[Handwritten signature]



Mbasela

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of the transfer effected by the Second Party as hereunder appearing, the said First Party as beneficial owner do hereby grant, convey, transfer, assign and assure unto and in favour of the said Second Party, free from encumbrances, the property comprised in the First Schedule to HAVE AND TO HOLD the same absolutely and forever in exchange for what is hereunder transferred by the said Second Party in favour of the First Party AND THAT the said Second Party in further pursuance of the said agreement and in consideration of the transfer effected by the First Party as beneficial owner do hereby grant, convey, transfer, assign and assure unto and in favour of the said First Party, free from encumbrances, the property comprised in the Second Schedule to HAVE AND TO HOLD the same absolutely and forever in exchange for what is hereunder transferred by the said First Party in favour of the Second Party as aforesaid.

IT IS HEREBY AGREED AND DECLARED that each party hereto has good right, full power, absolute authority and indefeasible title to give, grant, convey and transfer the property exchanged by this Deed AND that each party shall at all times hereafter peaceably and quietly hold, possess and enjoy the same and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever by the other or any person or persons having or lawfully claiming from under or in Trust for them or any of their respective predecessors-in-title and will at all times hereinafter at the request and cost of the other do and execute every such assurances and further do execute and perform every such act, deed and thing whatsoever as shall reasonably be required by the other for further and more perfectly assuring to the other the property hereby conveyed to him.

IT IS HEREBY FURTHER DECLARED that the value of the property specified in each of the Schedules is equal and the same is Rs. 1,00,000/- (Rupees one lakh only).

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Property belonging to the First Party)

ALL THAT the piece and parcel of land containing by estimation an area 1 Cottah be the same a little more or less situate and lying at Mouza Jagannathpur, P.S. Sonarpur, J.L.No 51, Touji No 271 being a demarcated portion of the total lands comprised in R. S. Dag No. 438 L.R. Dag No. 480, L.R. Khatian No. 1316 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. 398 in Mouza Teghori

On the East : By land in R.S. Dag No. 400

On the South : By remaining land in R.S. Dag No. 438

On the West : By remaining land in R.S. Dag No. 438

THE SECOND SCHEDULE ABOVE REFERRED TO :

(Property belonging to the Second Party)

ALL THAT the piece and parcel of land containing by estimation an area 2 Cottah be the same a little more or less situate and lying at Mouza Teghori, P.S. Sonarpur, J.L.No 52, Touji No 250 being a demarcated portion of the total lands comprised in R. S. Dag No. 400 L.R. Dag No. 431 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 remaining land in R.S. Dag No. 400

On the East : By remaining land in R.S. Dag No. 400

On the South : By land in R.S. Dag No. 443 in Mouza Jagannathpur

On the West : By land in R.S. Dag No. 438 in Mouza Jagannathpur

THE MORTGAGE ACT

THE MORTGAGE ACT

THE MORTGAGE ACT

THE MORTGAGE ACT

THE MORTGAGE ACT



THE MORTGAGE ACT

REGISTRAR U/S : C.D.
MORTGAGE ACT 1928
BANGALORE 24 PARAGANAS

18 JUL 2009

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first abovewritten.

SIGNED SEALED AND DELIVERED

by the said **FIRST PARTY** at Kolkata

in the presence of :

Nandhu Ban
25/8, M.N. Ban Lane,
Cal. 40.

DEVALOKE Construction (P) Ltd.

Subhash Kumar

Director

For DEVALOKE DEVELOPERS LTD.

Subhash Kumar

Director

Mahesh Jankar
Kamalgachi
KOL-103

SIGNED AND DELIVERED by the

said **SECOND PARTY** at Kolkata

in the presence of :

anil Kumar

Nandhu Ban
25/8, M.N. Ban Lane,
Cal-40

Mahesh Jankar
Kamalgachi
KOL-103

है। यह अधिकृत द्वारा अर्पित प्रमाणों पर 'REGISTRAR, ALMORE' के नाम से प्रमाणित किया गया है।

अधिकारी

REGISTRAR, ALMORE

ALMORE, U.P.

प्रमाणित किया गया है

प्रमाण

प्रमाणित किया गया है

प्रमाणित किया गया है

प्रमाण

प्रमाणित किया गया है

प्रमाणित किया गया है



REGISTRAR, ALMORE
REGISTRATION ACT, 1908
ALMORE 24 PARGANAS

18 JUN 2009



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

NAME SUKANTA KUNDU
SIGNATURE Sukanta Kundu



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

NAME Jakir Hossain Mondal
SIGNATURE Jakir Hossain Mondal



	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



REGISTRAR U/S 17(2) C
REGISTRATION ACT, 1908
24 JUL 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 740 to 751
being No 04035 for the year 2009.



(Panchali Munshi) 30-July-2009
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

(17)