



00AA 366465

Admissible under rule 21 and 22
 of the Stamp Act, 1899
 Stamp paid Rs. 1000/-
 Date in O.S. 1756/

Whereof Rs. 8990/- Rupees
 has been paid by Simplex Land & Housing Development Private Limited
 T.T. / SDD/S
 5399/ACD-22821
 Propy. S. B. I. Tarafdar
 en.

Collector of Stamp Act
 at Calcutta
 22-8-96

160000

19. 2. 96
 Realised on 29/8

29. 8. 96

THIS INDENTURE made this the 19th day of February, One Thousand Nine hundred Ninety Six BETWEEN 1) SAFIAN KHATOON, wife of Kaosar Ali Tarafdar, 2) ACCHIA KHATOON, wife of Zaker Ali Tarafdar, both by faith Muslim, by occupation- Housewife, residing at Atghora, Police Station Rajarhat, District North 24-Parganas, hereinafter jointly referred to as the 'VENDORS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART:

A N D

SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED, a Private Limited Company having its Registered Office at Eden House, 15, Gangadhar Babu Lane, Room No.306, Calcutta-700 012, hereinafter

contd....

Sl. No. 1892(4) 14/12/96
 Sold to Simpa
 Address: Simpa Law & Housing
 Development Pvt. Ltd.
 Rs. 10,000/-
 Date: 14/12/96
 15, Banga Char Bafu Lane
 Cal-12



1892(4) - 10,000/-
 11-30 19th 3000/-
 Feb 1996 3000/-
 Safiakhatun
 1000/-
 16.000/-

On (Dixter Thaw) Jany 96
 ১) Safia Khatun
 ২) w/o Kaosar Ali
 ৩) Acchia Khatun



১) ১০০০/-
 ২) ১০০০/-

৪৫৭

Zaker Ali Tarefder
 Atgharer
 Rajshahi



১) ১০০০/-
 ২) ১০০০/-

৪৫৮

Absar ali Tarefder
 Kawchar Ali Tarefder
 Atgharer
 Rajshahi

১) ১০০০/-
 ২) ১০০০/-
 ৩) ১০০০/-

১৯.২.৯৬



- 2 -

referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Directors, Office bearers and assigns) of the OTHER PART:

WHEREAS Kader Bux Tarafdar and Noor Bux Tarafdar residents of Atghora, were jointly seized, possessed of and otherwise well and sufficiently entitled to an area of land measuring .33 decimals lying and situate within the District of the then undivided 24-Parganas, since 24-Parganas (North), Police Station-Rajarhat, under Collectorate Touzi No.172, Pargana Kalikata, Revenue Survey No.133, J.L. No.10, Mouza- Atghora, comprised in C.S. Dag No.226, appertaining to C.S. Khatian No.47 then recorded in R.S.Dag No.227, appertaining to R.S. Khatian No.58.

AND WHEREAS the said Kader Bux Tarafdar died intestate leaving behind him surviving his wife Amirunnessa Bibi and son Ali Mohammed Tarafdar as his legal heirs and successors and thus they by way of inheritance became entitled to undivided half of the said

contd....

SI. No. 1882(4) 14/2/96

Sold to Sri/Smt

Address Simpler Law & Housing

Rs. Development Pvt. Ltd.

3m-

14/2/96 15. Banga & Co. Babu

- Lane

Cal-12

1882(4) 10m -

1m

1m

1m

16.00



17.2.96



- 3 -

total area of land measuring .33 decimals i.e..16½ decimals.

AND WHEREAS the said Noor Bux Tarafdar died intestate leaving behind him surviving his son Noor Ahmed Tarafdar and daughter Rabiannessa Bibi and thus they became entitled to the other half of the said total land i.e. 16½ decimals left by their deceased predecessor.

AND WHEREAS later on a Suit being No.238 of 1969 arisen out before the Court of Id. 1st Munsiff at Sealdah relating to the said property which was subsequently disposed of under a Solenama. In terms of the said Solenama the said Amirunnessa Bibi and Ali Mohammed Tarafdar out of the said .33 decimals of land recorded in said R.S. Dag No.227, allocated an area of .16½ decimals and the said Noor Ahmed Tarafdar and Rabiannessa Bibi allocated rest .16½ decimals of land of said Dag.

AND WHEREAS thus the said Amirannessa Bibi, Ali Mohammed Tarafdar, Noor Ahmed Tarafdar and Rabiannessa Bibi became the joint owners of the said area of .33 decimals of land and used to possess the same in khas.

contd...

Sl. No. 1892(4) 14/2/86

Sold to SRI/S

Address Simplex Land & Housing Development Pvt. Ltd.

Rs. 3000 — Rs. 14,12,96 15. Bangalore Area

Jan
Cal. 12

1892(4) - 10.00 —

3000 —

3000 —

3000 —

16,000 —



12.2.96



- 4 -

AND WHEREAS by a Deed of Sale bearing date 2nd April, 1980, registered at the Barasat Sub-Registration office and recorded in Book No.I, Volume No.19, Pages 81 to 84, Being No.700 for the year 1980 the said Ali Mohammed Tarafdar and Amirannessa Bibi jointly sold, conveyed and transferred their said .16½ decimals of land unto and in favour of the Vendors and Rabia Khatoon and Sahara Khatoon.

AND WHEREAS by another Deed of Sale bearing date 2nd April, 1981 duly registered at the Sub-Registration office, Barasat and recorded in Book No.I, Volume No.33, Pages No.32 to 34, Being No. 1163 for the year 1981 the said Noor Ahmed Tarafdar and Rabinnessa Bibi sold conveyed and transferred their said .16½ decimals of land comprised in said Dag of said Mouza unto and in favour of the Vendors of these presents and the said Rabia Khatoon and Sahara Khatoon.

AND WHEREAS thus the Vendors of these presents and their said 2 other co-sharers jointly became the owners in respect of the said .33 decimals of land having ¼th share each therein and later on amicably divided and demarcated the said entire land amongst themselves. The Vendors thus became the owners in respect of a demarcated area of land measuring .16½ decimals recorded

contd....

SI. No. 1892 (4) 14/2/96
 Sold to Simplified Land & Housing
 Address Development Pvt. Ltd.
 Rs. m
 14/2/96

15. Banga 8th Floor
 Car 12

1892 (4) 10.00
 — wire
 — wire
 — wire
 — m
 100.00



19296

in Dag No.227 of Mouza Atghora, and are possessing the same in khas without any interruption or hindrance.

AND WHEREAS the name of the Vendors have dully been recorded in Krishi Khatian Nos. 901/2 and 35 respectively in respect of their respective share in the said land.

AND WHEREAS the Vendors of these presents being in need of money to meet their respective necessity offered for the absolute sale in respect of the said area of land measuring .16½ decimals comprised in Dag No.227, of Mouza Atghora, fully described in the Schedule below at or for a price or consideration of Rs.16,000/- (Rupees Sixteen thousand) only per cottah and the Purchaser Company in its former Trade name i.e. Simplex Land and Housing Corporation had agreed to purchase the same at the said price free from encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.1,60,000/ (Rupees One Lac sixty thousand) only well and truly paid by the Purchaser to the Vendors on or before the execution of these presents and that being the full and entire price of the said land (the receipt whereof the Vendors doth hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the same and every part thereof the Vendors doth hereby acquit, release and forever discharge the said Purchaser as well as the said land hereby conveyed) the vendors doth hereby grant, transfer, convey, sell, assure and assign to and unto the said Purchaser, their successors-in-office, administrators and assigns ALL THAT piece and parcel of Sali land measuring .16½ decimals fully and specifically described in the Schedule hereunder written or HOWSOEVER OTHERWISE the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all paths,

contd...



Genl. Division Sub-Region

Military (This Seal)

19. 2. 96

Passages, ways, sewers, drains, ditches, water, watercourses and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or remainders and the rents, issues and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors upon the said land and every part thereof AND all the deeds, pattahs, muniments, writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody, power, control or possession of the Vendors or any person or persons from whom the said Vendors may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land and hereditaments so to be unto the said Purchaser absolutely forever free from all encumbrances and the Vendors doth hereby covenant with the Purchaser that Notwithstanding any act, thing, deed, matters whatsoever made done executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and deliver vacant and peaceful khas possession thereof simultaneously with the execution of these presents AND that the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof on payment of rents to the Collector, 24-Parganas (North) for the State of West Bengal and Taxes to the Rajarhat Gopalpur Municipality upon getting their name duly mutated in the office of the Collector and Municipal Authorities concerned and receive the rents issues

contd...



Asst. District Sub-Engineer
Muzaffargarh (Dist. Baluchistan)
19 2 96

and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the vendors or any of their predecessor-in-title and that free and clear, freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the Purchaser indemnified from or against all charges, estates, encumbrances created by the vendors or any of their predecessors-in-title and that free from all encumbrances whatsoever made or suffered by the vendors or any person or persons lawfully or equitably claiming as aforesaid .

FURTHER the Vendors and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the vendors shall and will from time to time or at all times hereafter at the costs and request of the Purchaser do and execute or cause to be done and executed all such acts deeds things and matters whatsoever for further and more perfectly assuring and conveying the said land to and unto the Purchaser as shall or may be reasonably required.

The Vendors also declare that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien, lispendens or any attachment whatsoever. There is no case, suit or proceeding pending before any Court of law against the said land. The Vendors sold the said land while having good, clear and marketable title therein and free from all encumbrances and delivered vacant and khas possession of the said land to the Purchaser.

If any of the statements or covenants made hereinbefore by the Vendors is/are found to be false, untrue or any defect in title is detected hereafter the vendors shall be liable for the same.

If any error or omission is found to have taken place in

contd...



Registrar General of India
New Delhi

18. 2. 96

this Deed in future the Vendors shall at the costs and request of the Purchaser do and execute or cause to be done and executed any Supplementary Deed or Deed of Rectification/Declaration in favour of the Purchaser, their successors-in-office, administrators and assigns.

The Vendors hereby further declare that in the event the property hereby conveyed and described in the Schedule below is wholly or partly requisitioned or acquisitioned by the Government or any other Authority concerned the Vendors shall and will have no right to claim or demand for any compensation in that regard and the Purchaser herein named will have sole authority for compensation.

SCHEDULE ABOVE REFERRED TO.

ALL THAT demarcated piece and parcel of Sali land measuring .16½ decimals (Sixteen and half) decimals be the same a little more or less lying and situate within the District of 24-Parganas (North), Police Station-Rajarhat, Sub-Registration office at Bidhannagore, Collectorate Touzi No.172, Pargana Kalikata, Revenue Survey No.133, J.L.No.10, Mouza Atghora, comprised in C.S.Dag No.226(Two hundred twenty six) appertaining to C.S.Khatian No.47, (Forty seven) then recorded in R.S.Dag No.227(Two hundred twenty seven) appertaining to R.S. Khatian No.58(Fifty eight), presently under New Touzi No.10 and since recorded in Krishi Khatian Nos. 901/2 and 35. Total rent for 75 decimals of land recorded in the aforesaid R.S. Khatian being Two Rupees Six annas Two pies, Proportionate rent being Rs.0.53 payable to the Collector, North 24-Parganas for the State of West Bengal.

Total land comprised in R.S. Dag No.227 is .33 decimals.

The land hereby sold is butted and bounded as follows:-

On the North: Land of Dag No.226 . On the South: .16½ Decimals of land of Dag No.227. On the East: Land of Dag No.228 to 231. On the West: Land of Dag No.218

contd...



1921
19.2.76

The land hereby sold is utilised for agriculture.

IN WITNESS WHEREOF the Vendors hereunto set and subscribed their respective signature to these presents on the day, month and year first above written.

SIGNED , SEALED & DELIVERED

at Atghora in the presence

of :-

1. *ଗୋବିନ୍ଦ ଚନ୍ଦ୍ର ସାହୁ*
ଆ. ଗୋବିନ୍ଦ

2. *ରଞ୍ଜନ ଚନ୍ଦ୍ର ସାହୁ*
ଆ. ଗୋବିନ୍ଦ

3. *Ramesh Chandra Saha,*
15, Ganga Dhan Bazar Lane
Cuttack-700012

ଗୋବିନ୍ଦ ଚନ୍ଦ୍ର ସାହୁ
ଆ. ଗୋବିନ୍ଦ ଚନ୍ଦ୍ର ସାହୁ

1. -----

ଗୋବିନ୍ଦ ଚନ୍ଦ୍ର ସାହୁ
ଆ. ଗୋବିନ୍ଦ ଚନ୍ଦ୍ର ସାହୁ

2. -----

v e n d o r s

Memo of Consideration.

contd...



1922-76

Memo of Consideration.

RECEIVED from the within named Purchaser the within mentioned sum of Rs.1,60,000/- (Rupees One Lac sixty thousand) only being the entire consideration money of the property described in the Schedule above in manner hereunder.

1. By Cheque no. 954015 dated 17-02-1996 drawn on The Vysya Bank Ltd, C.R. Avenue Branch, Calcutta in favour of Safian Khatoon. Rs. 80,000.00
2. By Cheque no. 954017 dated 17-02-1996 drawn on The Vysya Bank Ltd, C.R. Avenue Branch, Calcutta in favour of Achha Khatoon. Rs. 80,000.00

Rs. 1,60,000.00

Witnesses:-

1. *শ্রী. অরুণেশ্বর*
2. *শ্রী. অরুণেশ্বর*

3. Ravee Shankar Saha
15, Ganga Shan Road, Calcutta - 700012

Drafted by me Read over, Explained & Prepared by me:-

Gostha Behari Ghosh
of Jagadishpur.
Licence No. 210-XVI-1.
A.D.S.R.O. Bidhan Nagar.

শ্রী. অরুণেশ্বর

শ্রী. অরুণেশ্বর

1. _____

শ্রী. অরুণেশ্বর

শ্রী. অরুণেশ্বর

শ্রী. অরুণেশ্বর

2. _____

v e n d o r s

Typed by
Tushar Kanti Ghosh
Tushar Kanti Ghosh,
Alipore police Court, Cal-27.



19-2-96
Michigan (Salt Lake)



1000
Michigan (Salt Lake)

12-9-96

Book No. ---
Volume No. ---
Page 39
Serial No. ---
for the year 19

976
2533
50

I 21

Handwritten signature or initials at the bottom right of the page.