

04701

D-54865

1000Rs.



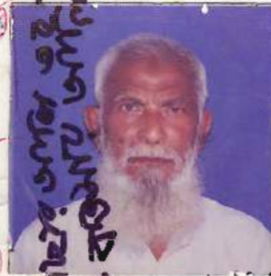
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

৬৭৪ - ১১/১৭৪/ 002997

Stamp Exemption Certificate  
 S/5 (1) of the W. B. L. R.  
 Act, 1938. Fully Stamped Exempt  
 from duty. Not to acquire stamp duty  
 under the Indian Stamp Act,  
 1899. Serial No. 23



Safia Khatun by her son  
 of Md. Saadul Ali Tarafdar.



A=61497

১০০০/-  
 ৩৩৩/২০০  
 ৩১/৩/০০  
 ১০০০/-  
 ৩৩৩/২০০

১০০০/-  
 ৩৩৩/২০০  
 ৩১/৩/০০

Adil District Sub-Registrar  
 Oldharaagar (Chit) Lakh

A-4669

THIS INDENTURE is made this 9th day of June

TWO THOUSAND FIVE B E T W E E N (1) KAOCHHAR ALI TARAFDAR  
 Alias KAUSAR ALI TARAFDAR Son of Late Emam Ali Tarafdar (2)  
SAFIA KHATUN Wife of Kausar Ali Tarafdar, both by faith -  
 Muslim, by occupation - Landlords, residing at Atghara,  
 P. S. Rejarhat, Dist. North 24-Parganas, hereinafter called  
 the "V E N D O R S" (which expression shall unless excluded  
 by or repugnant to the context be deemed to mean and include  
 their heirs, executors, administrators, legal representatives  
 and assigns) of the ONE PART.

5- 4000  
 8- 40800  
 47800  
 23  
 560,000  
 A61497  
 910/-

১০০ = ২৫০/-  
 ১০০ = ১০২/-  
 ৩৫২/-

A=4669/-  
 Realised on

Case no. 00535/0  
 ১০০ ১০২/

352/-

কারক নং - 4182 তারিখ - 26-5-2005

মূল্য - 15000/-

ক্রেতা - A. Kala Company

ঠিকানা - Him Com

ভেণ্ডার - Bijoy Karmakar

লাইসেন্স প্রাপ্ত স্থান্য ভেণ্ডার

কাশিপুর দম্ দম্ এ ডি, এস, আর অফিস

ভেণ্ডারের নাম - বিজয় কুমার পাল

ইজারার নাম - ক্যাশিপুর

ই. ডি. নং -

স্থান্য খরিশের তারিখ -

ই. ডি. নং মোটর কক চাকার ইতি -



24 MAY 2005

RS 70000

9th Jun 2005  
The Bidhan... City  
Add. District Sub-Registry Office  
Kansar Ali Tarafdar

Add. District Sub-Registry Office  
Bidhanagar (Salt Lake)

নং নক - Rs 41000/-  
১১ খাকার - (৭)  
১২০০ বাকস  
F9 JUN 2005

Samin	4182	Rs	1000 = 00
Samin	4183	Rs	1000 = 00
Samin	4184	Rs	1000 = 00
Samin	4185	Rs	1000 = 00
		Rs	4000 = 00

হস্তস্বাক্ষর ও সীলন  
৩৪৩২৪



1472

1. Kansar Ali Tarafdar  
Smt Sman Ali Tarafdar  
of Atghara, Rajarhat-  
Mugdim, R/11  
2. Safia Khatun.

Kansar Ali Tarafdar  
Atghara  
Rajarhat  
Dist. 24 Parganas North by Geste  
Shadu/Mudim by prof Sarker

হস্তস্বাক্ষর ও সীলন  
৩৪৩২৪



1473

Md Sadek Ali Tarafdar  
Hazi Kansar Ali  
of Atghara Tarafdar  
Rajarhat  
Dist. 24 Parganas North by Geste  
Shadu/Mudim by prof Sarker

Safia Khatun  
by the pen of Md. Sadek Ali Tarafdar

Md. Sadek Ali Tarafdar.  
son of Hazi Kansar Ali Tarafdar.  
of Atghara P.S. Rajarhat, 24 Parganas  
business

Add. District Sub-Registry Office  
Bidhanagar (Salt Lake)

F9 JUN 2005

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

002998

2.

A N D

M/S. DAMODAR AGENCIES PVT. LTD. a Company within the meaning of Companies Act, having its office at 8/1, Lalbazar Street, Kolkata- 700 001, hereinafter called the "PURCHASER" (which expression shall mean and include its successors and successors in office) of the OTHER PART.

W H E R E A S one Emam Ali Tarafdar by a Registered Deed of Gift registered at the office of A. D. S. R. Barasat

recorded



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

002999

3.

recorded in Book No I, Volume No.96, pages 135 to 148,  
Being No. 7579, for the year 1973, made Gift and transferred  
in favour of his 4 Sons Kaochhar Ali Tarafdar, Yad Ali Tarafdar  
Jaker Ali Tarafdar and Chhayafulla Tarafdar, 11 Decimals of  
land at C. S. Dag No. 547, R. S. Dag No. 533, 1 Decimal of land  
at C. S. Dag No. 540, R. S. Dag No. 526, 8 Decimals of land at  
C. S. Dag No. 541, R. S. Dag No. 527, at C. S. Khatian No. 128, R. S.  
Khatian No. 530, and 10 Decimal of land at C. S. Dag No. 721,  
R. S. Dag No. 711, 4 Decimals of land at R. S. Dag No. 724, C. S.  
Dag No. 733, at C. S. Khatian No. 341, R. S. Khatian No. 368, at  
Mouza - Atghara P. S. Rajarhatalong with other properties.

AND



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

003000

4.

AND WHEREAS said Kaochhar Ali Tarafdar and three brothers by a Registered Deed of Conveyance registered at the Sub-Registry office at Cossipore, Dum Dum, recorded in Book No. I, Being No. 8120, for the year 1967, purchased <sup>(Five)</sup> 5 Decimals of land at C. S. Dag No. 720, R. S. Dag No. 710, C. S. Khatian No. 341, R. S. Khatian No. 368, at Mouza - Atghara, P. S. Rajarhat from one Jamat Ali Mondal.

AND WHEREAS the said Kausar Ali Tarafdar and his said three brothers by a Registered Deed of conveyance registered at

the

-: (5) :-

the Sub-Registry Office at Cossipore, Dum Dum, recorded in Book No. I, Volume No. 127, Pages 84 to 86, Being No. 8864 for the year 1960, purchased 2.5 decimals of land at C.S. Dag No. 542, R.S. Dag No. 528, at C.S. Dag No. 67, from one Akbarali Tarafdar.

AND WHEREAS the Vendor No. 1 became the owner 1/4th share of the said property and his name was duly recorded in respect of the said property in L.R. Khatian No. 263.

AND WHEREAS the Vendor No. 2 and three other Co-sharer Achhiya Khatoon, Rabiya Khatoon, Sahara Khatoon by two Registered Deed of conveyance registered at A.D.R. Barasat recorded in (1) Book No. I, Volume No. 46, pages 182 to 185, Being No. 2578 for the year 1979 and (2) Book No. I, Volume No. 19, pages 81 to 84, Being No. 700 for the year 1980, purchased 25 decimals of land at Mouza Atghara, P.S. Rajarhat at C.S. Dag No. 549, R.S. Dag No. 535.

AND WHEREAS the Vendors jointly agree to sell and the Purchaser agrees to purchase all that land measuring 5/8 or .625 decimals of land at R.S. Dag No. 528, C.S. Khatian No. 67, C.S. Dag No. 542, and 19/4 or 4.75 Decimals of land at R.S. Dag No. 711, 724, 710, C.S. Khatian No. 341, R.S. Khatian No. 368, L.R. Khatian No. 263 and 25/4 or 6.25 decimals

of

-: (6) :-

of land of C.S. Dag No. 549, R.S. Dag No. 535, morefully and particularly described in the Schedule thereunder written hereinafter called the said property at or for the consideration of Rs. 5,60,000/- (Rupees five lacs sixty thousand only).

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

THAT in pursuance of the said agreement and in consideration of the sum of Rs. 5,60,000/- (Rupees five lacs sixty thousand only) of the lawful money of Union of India in hand and truly paid by the Purchaser to the Vendorson or before the doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit and release and discharge the Purchaser the Vendors doth hereby indefeasibly grant convey, transfer assure and assign free from all encumbrances attachments, liens, charges unto and to favour of the Purchaser ALL THAT piece and parcel of land measuring 11 & 5/8 or 11.625 Decimals say 7 (seven) cottahs 24 (twenty four) square feet be the same a little more or less at Mouza Atghara, P.S. Rajarhat, at R.S. Dag Nos. 528, 711, 724, 710, and 535, Khatian No. L.R. Kri 263 and 901/2, R.S. Khatian Nos. 530, 368 and 49, morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the 'said Land'.

OR

-: (7) :-

OR HOWSOEVER OTHERWISE the said land or any part thereof now are or is at any time heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all fixture sewers drains, ways, paths, passages water courses lights rights benefits of ancient or other rights liberties privileges easements appendages and appurtenances whatsoever thereto belonging or anywise appertaining to or with the same or any part thereof now are or at any time heretofore were hold used occupied or enjoyed therewith or reputed to belong or demand taken or known as part and parcel number thereof or which now is or are or heretofore were or was held used occupied or enjoyed therewith and the reversion or reversions remainder and rents issues and profits thereof and all the estate right title and interest inheritance use trust possession property claim and demand whatsoever both at law in equity of the vendors unto or upon the said land hereby granted and conveyed or otherwise expressed or intended so to be and every part thereof and to enjoy all manner or rights including all easement and quasi-easement rights and rents issues and profits thereof and every part thereof the property hereby granted sold conveyed transferred or expressed or intended so to be TO HAVE AND TO HOLD the said land hereby granted and conveyed or otherwise expressed or intended so to be unto and to the use of the Purchasers absolutely and forever and the vendors do hereby covenant with the purchaser that they the vendors have good right full power and absolute authority



authority and indefeasible title to grant sale, convey, transfer assigned and assure the said plot of land and every part thereof unto the Purchaser in manner aforesaid AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and part thereof and receive and realise the rents issues and profits thereof without any lawful eviction hinder interruption disturbance claim or demand whatsoever from or by the Vendors or any person or persons claiming lawfully or equitably claiming through any right or estate thereof from under or in trust from the Vendor or from or under any of their ancestors in title 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 vendors well and sufficiently save indemnified or from and against all and all manner of claims charges liens, debts attachments dispendences and encumbrances whatsoever created made done occasioned or suffered by the Vendors or by any person or persons claiming as aforesaid and the Purchaser shall mutate its name in the record of Rajarhat Gopalpur Municipality and in the records of settlement office of West Bengal Government in respect of the schedule property after execution of this sale deed and the vendors do hereby further covenant with the purchaser that the vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof through under or in trust for the vendors or as aforesaid shall and will from time to time and at all times hereafter

at

-: (9) :-

at the request and costs of the purchaser its heirs, successors in office representatives and assigns do and execute or cause to be done and executed all such acts deeds and things whatsoever or further and more perfectly assuring the said plot of land and every part thereof unto and in favour of the purchaser according to the true intent and meaning of these presents as shall or may be reasonably required and the Vendors do hereby covenant with the purchaser the the vendors have not at any time done or executed or knowingly or willingly suffered or been party to any act deed or matter or things whereby or by means whereof the said land released confirmed and assured or expressed or intended so to be or any part thereof are or is or may be effected or encumbered in title estate or otherwise howsoever hereby or by means or reasons whereof the vendors is may be hindered or prevented from granting selling conveying transferring releasing confirming and assuring the land and or any part or parts thereof in manner aforesaid. AND FURTHER MORE THAT the vendors and all their executors legal heirs representatives shall at all times hereafter indemnify and keep indemnified the purchaser against loss damages costs charges and expenses if any suffered by reasons of any defect in the title of the Vendors or any person or persons or any breach of the covenant hereunder contained.

The Purchaser shall have absolute right to sell transfer mortgage gift or let out the said property and purchaser has absolute right to mutate its name in the records of Rajarhat Gopalpur Municipality and settlement office in respect of the said property.

THE

THE SCHEDULE ABOVE REFERRED TO :

1. ALL THAT piece or parcel of Sali Land measuring an area  $5/8$  on .625 Decimals at C.S. Dag No. 542, R.S. Dag No. 528 (1/4th of 2.5 decimals) C.S. Khatian No. 67, R.S. Khatian No. 542, L.R. Khatian No. 263.
  
2. Land measuring  $19/4$  on 4.75 decimals, C.S. Dag No. 721, R.S. Dag No. 711, (1/4 of 10 decimals) C.S. Dag No. 733 R.S. Dag No. 724 (1/4 of 4 decimals) C.S. Dag No. 720, R.S. Dag No. 710, (1/4 of 5 decimals) C.S. Khatian No. 341, R.S. Khatian No. 368, L.R. Khatian No. 263.
  
3. Land measuring  $25/4$  on 6.25 decimals in C.S. Dag No. 549, R.S. Dag No. 535 (1/4th of 25 dedimals) C.S. Khatian No. 50, R.S. Khatian No. 49, L.R. Khatian No. 901/2.

Total land measuring  $11 \& 5/8$  or 11.625 say 7 cottahs 24<sup>1</sup> square feet be the same a little more or less at Mouza - Atghara, P.S. Rajarhat, District North 24-Parganas, J.L. No. 10, R.S. No. 138, Touzi No. 172, under Additional District Sub-Registry Office at Bidhannagar, Salt Lake within the local jurisdiction of Ward No. 6, of Rajarhat Gopalpur Municipality TOGETHER WITH all easement right and all rights appertaining limits.

-: (11) :-

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands and on the day, month and year first above written.

SIGNED AND DELIVERED by  
the VENDORS at Kolkata  
in the presence of :

স্বাক্ষরিত এবং হস্তান্তরিত

1. *Sushma Debbari*  
*of Rajarhat.*

1.



Safia Khatun

2.

Md. Sadek Ali Tarafder

SIGNATURE OF THE VENDORS.

2. Md. Sadek Ali Tarafder.  
Vill- Atghara, 24 Pargana (N)

RECEIVED

-: (12) :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 5,60,000/- (Rupees five lacs sixty thousand only) as a total consideration money as per Memo below :

MEMO OF CONSIDERATION


Paid by Pay order No - 291023 of Rs. 5,60,000/-  
Co-operative Bank - Dharmatala  
street on 09/06/2005.

TOTAL Rs. 5,60,000=00  
=====

(Rupees five lacs sixty thousand only).

WITNESSES:

1. Gosha Behni Chak  
of Rajarhat.

1. বগুড়া জমিদার  
বগুড়া -  
2.  Safia Khatun  
Md. Sadek Ali Jarafder.  
SIGNATURE OF THE VENDORS.

2. Md. Sadek Ali Jarafder.

Drafted by :

Gosha Behni Chak  
of Jagdishpur  
Deco - XVI - 1

Typed by :

K.S.

K. S. Mondal of Bikash Bhawan,  
Salt Lake City, Kolkata - 91.

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

### UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

PHOTO	LH.					
	RH.					

স্বাক্ষরিত করিয়াছেন  
৩৩০০ ৪৩৩০০ ০০০০০০০০০০

ATTESTED :-

 Pradeep Hirewat	LH.					
	RH.					

ATTESTED :- Pradeep Hirewat

PHOTO	LH.					
	RH.					

Safia Khatun  
by the pen of Md. Sadek  
Ali Farafdes.

ATTESTED :- Safia Khatun by the pen of Md. Sadek Ali Farafdes.

=====  
DATED THIS            DAY OF            2005  
=====

BETWEEN

KAOCHHAR ALI TARAFDAR & ANR.

... VENDORS.

AND

... PURCHASER.

64-28  
49

-: CONVEYANCE :-

16

04544

L-04885

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

088209

710 260 - 115 1/11/1905  
 211 242 674 - 111 1/11/1905  
 3/3/2001  
 18 10/2004  
 576000

92260  
 7.6.05  
 14400/-

10/A-2519.00

for Rs. 1903/-

13850/-  
 31/3/06

31/03/06



25/11/1905

THIS INDENTURE is made this the... 8th day of June...

in the Year Two Thousand Five BETWEEN YADALI TARAFDAR son  
 of Late Enam Ali Tarafdar, by faith - Muslim, by Occupation -  
 Landlord, residing at Atghara, P.S. Rajarhat, District 24-Parganae  
 (North), hereinafter called the " V E N D O R " ( which terms

or ...



43717  
A. Kala. Advs.  
High Court  
Calcutta  
27/5/2005



স্বাক্ষরিত ৩০/৫/০৫



7882

স্বাক্ষরিত ৩০/৫/০৫

Goutam Choudhary  
S/o dt. J.C. Choudhary  
Jagadishpur  
Rajshahi  
Dist.

10/40  
8th June  
yead Ak Tarafdar

*[Handwritten signature]*

21 JUN 2005

*[Handwritten signature]*

yead A Litara fadar  
s/o Late Emdan A. I.  
Tara fadar  
of Atghara P.S.  
Rajshahi  
Tara fadar

*[Handwritten signature]*  
Capt. H. B. Khan  
s/o Late Y. S. Khan  
Jagadishpur  
Rajshahi  
yead writer

*[Handwritten signature]*

21 JUN 2005

21 JUN 2005

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

088210

- 2 -

S

or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, administrators legal representatives and assigns ) of the ONE PART.

A N D

M/S. GUL MOHOR AGENCY PVT.LTD a Company within the meaning of Companies Act having its Office at 8/1, Lalbazar Street, Kolkata - 700 001, hereinafter called the "PURCHASER" ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors and successors-in-Office ) of the OTHER PART.

WHEREAS ...

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

088129

- 3 -

S

W H E R E A S One Emam Ali Tarafdar, by a Registered Deed of Gift registered at the Office of A.D.S.R. Barasat, recorded in Book No.1, Volume No.96, Pages from 135 to 148, Being No. 7579, for the year 1973 made Gift and transferred in favour of his four sons Yadali Tarafdar, Jakir Ali Tarafdar, Karchhar Ali Tarafdar, and Chhafulla Tarafdar, 11 Decimals of land at C.S. Dag No.547, R.S. Dag No.533, 1 Decs. of land at C.S. Dag No.540, R.S. Dag No.526, 8 Decs. of land at C.S. Dag No.541, R.S. Dag No.527 all at C.S. Khatian No.118, R.S. Khatian No.530, and 10 Decs. of land at C.S. Dag No.721, R.S. Dag No.711, 4 Decs. of land at R.S. Dag No.724, C.S. Dag No.733, at C.S. Khatian No.341, R.S. Khatian

No. ...

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

088130

1s

- 4 -

No. 368, at Mouza Atghara, P.S. Rajarhat, along with other properties.

AND WHEREAS said Yadali Tarafdar and his said Three brothers a Registered Deed of Conveyance registered at the Sub Registry Office at Cossipore Dum Dum, recorded in Book No.1, Being No.8120, for the year 1967 purchased 9 decs. of land at C.S. Dag No.720, R.S. Dag No-710, C.S. Khatian No.341, R.S. Khatian No.368 at Mouza Atghara, P.S. Rajarhat, from one Jamat Ali Mondal.

AND ...2

AND WHEREAS the said Yadali Tarafdar and his Three brothers by a Registered Deed of Conveyance registered at the Sub-Registry Office at Cossipore, Dum Dum, recorded in Book No. I, Volume No. 127, pages from 84 to 86, Being No. 8864, for the year 1960, purchased 2.5 Decimals of land at C.S. Dag No. 542, R.S. Dag No. 528, at C.S. Khatian No. 67, from one Akbar Ali Tarafdar & Others.

AND WHEREAS the Vendor became the owner 1/4th share of the said property and his name was duly recorded in respect of the said property in L.R. Khatian No. 216.

AND WHEREAS the Vendor agrees to sell and the Purchaser agrees to purchase ALL THAT land measuring 19/4 or 4.75 decimals of land at R.S. Dag No. 711, 724, 710, C.S. Khatian No. 341, R.S. Khatian No. 368, L.R. Khatian No. 216, morefully and particularly described in the Schedule hereunder written, hereinafter called the said property at or for the consideration of Rs. 2,30,000/- (Rupees two lacs thirty thousand only).

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

THAT in pursuance of the said agreement and in consideration of the sum of Rs. 2,30,000/- (Rupees two lacs thirty thousand only) of the lawful money of the Union of India in hand and truly paid by the Purchaser to the Vendor on or before the execution of these presents, doth hereby admit and acknowledge and of and from ...

from

from the said and every part thereof doth hereby acquit and release and discharge the purchaser, the vendor doth hereby indefeasibly grant, convey, transfer assure and assign free from all encumbrances attachments, liens, charges unto and to favour of the Purchaser ALL THAT piece and parcel of land measuring 4.75 decimals or 2 (two) cottahs 13 (thirteen) chittacks and 44 (forty four) square feet be the same a little more or less at Mouza Atghara, P.S. Rajarhat, R.S. Dag No. 711, 724 & 710, Khatian No. Kri 216, 368 morefully and particularly described in the schedule hereunder written and hereinafter for the sake of brevity referred to as the 'SAID LAND'.

OW HOWSOEVER OTHERWISE the said land or any part thereof now are or is at any time hereto fore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all fixtures sewers drains ways, paths, passages water courses lights rights benefits of ancient or other rights liberties privileges easements appendages and appurtenances whatsoever thereof belonging or anywise appertaining to or with the same or any part thereof now are or at any time heretofore were hold used occupied or enjoyed therewith or reputed to belong or demand taken or known as part and parcel number thereof o which now is or are or heretofore were or was held used occupied or enjoyed therewith and the reversion or reversions remainder and rents issues and profits thereof and all the estate right, title and interest inheritance use trust possession property claim and demand whatsoever both at law in equity of the vendor into or upon the said land hereby granted and conveyed or otherwise expressed or intended soto be and every part thereof and to enjoy ..

enjoy all manner or rights including all easement and quasi-easement rights and rents, issues and profits thereof and every part thereof the property hereby granted sold conveyed, transferred or expressed or intended so to be TO HAVE AND TO HOLD the said land hereby granted and conveyed or otherwise expressed or intended so to be unto and to the use of the purchaser absolutely and forever and the vendor do hereby covenant with the purchaser that they the vendor have good right full power and absolute authority and indefeasible title to grant, sale, convey, transfer assign and assure the said plot of land and every part thereof unto the purchaser in manner aforesaid AND THAT the purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and part thereof and receive and realise the rents, issues and profits thereof without any lawful eviction hinder interruption disturbance claim or demand whatsoever from or by the vendor or any person or persons claiming lawfully or equitably claiming through any right or estate thereof from under or in trust from the vendor or from or under any of their ancestors in title and that free and clear and freely and clearly absolutely acquitted and exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified or from and against all and all manner of claims, charges, liens, debts, attachments, lispendences and encumbrances whatsoever created made done occasioned or suffered by the vendor or by any person or persons claiming ...

claiming as aforesaid and the purchaser shall mutate its name in the records of Rajarhat Gopalpur Municipality and in the records of settlement office of West Bengal Government in respect of the schedule property after execution of this Sale Deed and the vendor do hereby further covenant with the purchaser that the vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof through under or in trust for the vendor or as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the purchaser its heirs, successors in office representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever or further and more perfectly assuring the said plot of land and every part thereof unto and in favour of the purchaser according to the true intent and meaning of these presents as shall or may be reasonably required and the vendor do hereby covenant with the purchaser that the vendor have not at any time done or executed or knowingly or willingly suffered or been party to any act deed or matter or things whereby or by means whereof the said land released confirmed and assured or expressed or intended so to be or any part thereof are or is or may be effected or encumbered in title, estate or otherwise howsoever hereby or by means or reasons whereof the vendor is may be hindered or prevented from granting selling, conveying transferring releasing confirming and assuring the land and or any part or parts thereof in manner aforesaid.

AND ...



AND FURTHER MORE THAT the vendor and all his executors, legal heirs, representatives shall at alltimes hereafter indemnify and keep indemnified the purchaser against loss damages costs charges and expenses if any suffered by reasons of any defect in the title of the vendor or any person or persons or any breach of the covenant hereunder contained.

The Purchaser shall have absolute right to selltransfer, mortgage Gift or let o t the said property and purchaser has absolute right to mutata its name in the records of Rajarhat Gopalpur Municipality and settlement office in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali land (1) Land measuring 19/4 on say i.e. 4.75 decimals, C.S. Dag No. 721, R.S. Dag No. 711 (1/4 of 10 Decimals), C.S. Dag No. 733, R.S. Dag No. 724 (1/4 of 4 decimals) C.S. Dag No. 720, R.S. Dag No. 710, (1/4 of 5 decimals) C.S. Khatian No. 341, R.S. Khatian No. 368 L.R. Khatian No. 216.

Land measuring 4.75 decimals be the same a little more or less at Mouza Atghara, P.S. Rajarhat, District North 24- Parganas, J.L. No. 10, R.S. No. 133, Touzi No. 172, under Additional District Sub-Registry Office at Bidhannagar, Salt Lake within the Local jurisdiction of Rajarhat Gopalpur Municipality together with all easement right and all right appurtaining limits.

IN

RECEIVED of and from the within named Purchaser  
the within mentioned sum of Rs. 230,000 (Rupees Two  
Lakh Thirty thousand only) only being the full  
consideration money as per memo below :-

MEMO OF CONSIDERATION

By Pay order drawn on Corporation  
Bank Dharmshila Branch No - 318852  
dt. 7.6.05 for 230,000/-

Rs 230,000/-

(Two Lakh Thirty thousand only)

WITNESSES :

1. Jamal Uddin, Tawabdar 24/7/05

2. Vinod Kumar

-----  
SIGNATURE OF THE VENDOR

DEED PREPARED BY ME-

Amarinder Kaler  
A. No. 4-CV.  
Cl.  
WB/1480/79

TYPED BY :

HEATS MECHPUB  
DEM DUM CAL-30.

10.

TERMS AND CONDITIONS of the vendor have heretofore set and subscribed his respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND

DELIVERED in the

presence of-

1. Jamal Uddin Tarabalar  
Alphara

২৩/১১/২০২০

-----  
SIGNATURE OF THE VENDOR







2. Vinod Kumar Jaiswal  
of Alphara

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO












### UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS


R.H. BOX- THUMB TO SMALL PRINTS

 <i>Lald-ur-wan.</i>	LH.					
	RH.					

ATTESTED :- *Lald-ur-wan.*

 <i>ಶ್ರೀಮನ್ಮಾಣಿಕ್ಯಪ್ಪ</i>	LH:					
	RH.					

ATTESTED :- *ಶ್ರೀಮನ್ಮಾಣಿಕ್ಯಪ್ಪ*

PHOTO	LH.					
	RH.					

ATTESTED :-

\*\*\*\*\*  
DATED : THIS THE                    DAY OF                    2005.  
\*\*\*\*\*

B E T W E E N

YADALI TARAFDAR.                    ... " V E N D O R "

A N D

M/S GUL MOTOR AGENCY PVT LTD.

... " P U R C H A S E R "

54-45  
AS

DEED OF CONVEYANCE  
\*\*\*\*\*

PREPARED BY :