



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

002998

2.

AND

M/s. DATEDAR ACTIVITIES DVT. LTD. a Company within the meaning of Companies Act, having its office at 9/1, Lalbarar Street, Kolkata- 700 001, hereinafter called the "PURCHASER" (which expression shall mean and include its successors and successors in office) of the OTHER PART.

WHEREAS one Eman Ali Tarafdar by & Registered Deed of Gift registered at the office CE A.D.S.R. Barasat

recorded



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3.

recorded in Book No I, Volume No. 96, pages 135 to 149,
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. 358, at
Mouza - Atghara P. S. Rajarhatalong with other properties.

AHD



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4.

AND WHEREAS said Kaochhar Ali Tarafder and three brothers by a Registered Deed of Conveyance registered at the Sub-Registry office at Cossipore, Dum Dum, recorded in Book (Fig.) No.I, Being No. 8120, for the year 1967, purchased 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 RegisteredDeed of conveyance registered at

the

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.E. 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 I.R. Khatian No. 263.

AND WEFREAS the Vendor No.2and 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. 525.

AND WHEREAS the Vendorsjointly agreed 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 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 Ps. 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 Es. 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 teknowledge 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 percel of land measuring 11 & 5/8 or 11.625 Decimals say 7 (seven) cottans 24 (t.enty four) square feet be the same a little more or less at Mouza Atghara, P. S. Rajarhat, at k.S. Dag Nos. 528, 711, 724, 710, and 535, Matian No. L.R. Kri 263 and 901/2, R.E. Koatlan Kos. 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 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 distingbished 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 tinto 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 TC 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 and indefeatible 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 Furchaser 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 absocutely acquitted expnerated 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 lispendences 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 whatso ver 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 the request and costs of the purchaser its heirs, succeasors 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 untent 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 whareby 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 marmer aforesaid, AND FURTHER MORE THAT the vendors and all their executors legal heirs representatives shall at all times herefiter 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 ecvenant 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 SCHEDULE ABOVE REFERRED TO :

- 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. Whatian 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.H. Khatian No. 263.
- Land measuring 25/4 on 6.25 decimals in C.S. Dag No. 549, R.S. Dag No. 535 (1/4th of 25 decimals) C.S. Khatian No. 50, R.S. Khatian No. 49, L.R. Khatian No. 901/2.

Total land measuring li & 5/8 or 11.625 say 7 cottahs 24' square feet be the same a little more or less at Mouza - Atghara, P.S. Rajarhat, District North 24-Parganas, J.I. No. 10, R.S. No. 138, Touzi No. 172, under Additional District Sub-Registry Office at Hidhannagar, Salt Lake within the Local jurisdiction of Ward No. 6, of Rajarhat Gopalpur Municipality TOGETHER WITH all easement right and all rights appurtaining limits.

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

signed and Delivered by the <u>VFNLORS</u> at Kolkata in the presence of :

1. Garke Balani Caren.

Stansh rower raspurs

Safia Khatun

2. Md. Sadek Ali Jargho

SIGNATURE OF THE VENDORS.

2. Md Sadek Ali Jarafder. Vill-Atghara, 24 Pargana (N) RECEIVED of and from within named Purchaser the within mentioned summof 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 on dean No-191023 of 15,60,000/0 Corporation Dank. Defarmatalla atraction 9/06/2005.

TOTAL

Rs. 5,60,000=00

(Rupees five lacs sixty thousand only).

WITHESSES

1. Gosthe Baker Charles

2. Safia Khalun

Md. Sadek Ah Jarafter

SIGNATURE OF THE VENDORS.

2. Md. Sadek Ali Jarofder.

Drafted by: Gosthi Behni Celiens of Jegodishgar. Do - XVI-1.

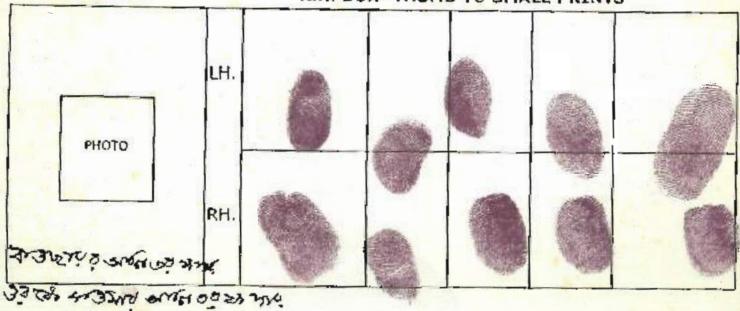
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** S. Mondal of Bikash Bhawan,
Salf Lake City, Wolkata - 91.

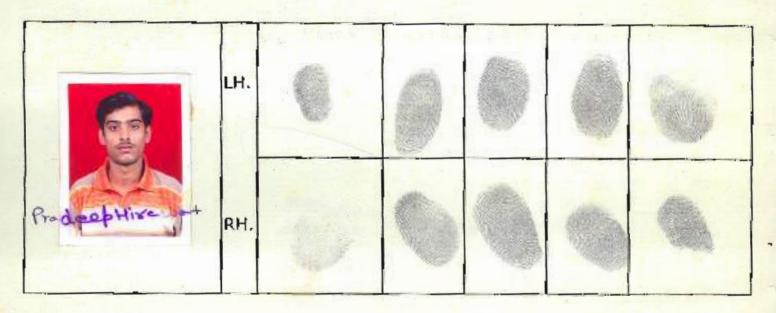
SIGNATURE OF THE PRESENTANT/ TXECUTANT/SELLER/ BUYER/CAIMENT WITH PHOTO

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

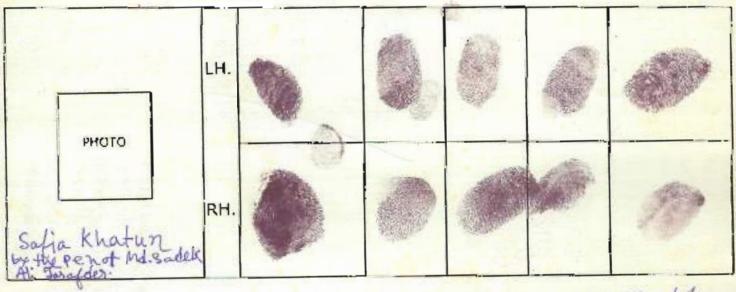
N.B. - LH BOX-SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS



ATTESTED :-



ATTESTED: - Pr-deop Hirewot



ATTESTED: - Safia Khatun by the pend Md. Sadek Ali Jarafden.

DATED THIS DAY OF 2005

BETWEEN

KAOCHHAR ALI TARAFDAR & ANR.

VENDORS.

AND

.. PURCHASER.

-: CONVEYANCE :-

92-49