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STAMP AFFIXED BY
STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE

Sub-Registrar
BISHNUPUR
16.8.86

DEED OF SALE

THIS INDENTURE made on this 16th day of August, One thousand Nine hundred and eighty six BETWEEN SRI AMULYA CHARAN RONG Son of Late Arjun Rong residing at Village Bhasa, P.O. & Police Station Bishnupur in the District of 24-Parganas, by Caste Haider by occupation cultivation hereinafter for the sake of brevity referred to as the V E N D O R (which expression shall unless excluded by inconsistent with or repugnant to the context hereof mean and include his respective heirs, legal representatives, administrators, executors and assigns) of the ONE PART A N D M/S. DEVELOPMENT CORPORATION (PRIVATE) LTD. a Private Limited Company incorporated under the Companies Act having its registered office at 18/2, Vidyasagar Street, in the town of Calcutta-9 hereinafter for the sake of brevity referred to as the PURCHASERS (which expression excluded by or repugnant to the context hereof mean and include its Successors and assigns) of the OTHER PART.

Registered as per ... 1 half
on the 16th day of August 86
at the Bishnupur Sub-Registry office
Amulya Charan Rang

Sub-Registrar
BISHNUPUR
16.8.86

(শ্রী অমূল্য চরণ রং)
ও শ্রী রবি রাম রং)

Amulya Charan Rang,
S/O/W/D Late Agnu Rang,
of Bhasa,
Thana-Bishnupur 24 Pgs
by Caste Hindu
by Profession Cultivator

6644

(শ্রী অমূল্য চরণ রং)
ও শ্রী রবি রাম রং)

Rabi Ram Rang,
S/O/W/D Amulya Rang,
of Bhasa,
Thana-Bishnupur 24 Pgs
by Caste Hindu
by Profession Cultivator

(শ্রী রবি রাম রং)

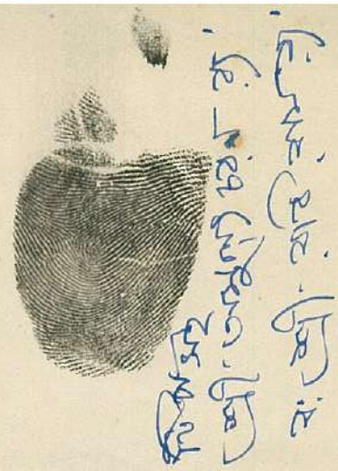
Sub-Registrar
BISHNUPUR
16.8.86

W H E R E A S the Vendor herein is the absolute owner in posseession of the Agricultural land particulars whereof are given in the Schedule below by inheritance.

AND WHEREAS the Predecessor-in-interest of the Vendor Arjun Rong deceased was the owner of the said property and he having died intestate all his right title and interest devolved upon the Vendor and his other brother Haripada Rong. In fact during the Revisional Settlement Operation held under the Provisions of West Bengal Estate Acquisition Act, 1953, names interests title and possession ~~and~~ of the Vendor and the ~~a~~ said Brother has been recorded in the relevant record of rights as a Raiyat within the meaning of the West Bengal Land Reforms Act.

AND WHEREAS the Vendor who is also a Raiyat within the meaning of West Bengal Land Reforms Act,1955 and his right title interest and possession has been duly recorded in the relevant records of rights namely Khatian No.406 of Mouza Bhasa J.L.No.20 under Police Station Bishnupur in the District of 24-Parganas and he is holding land within the ceiling limit prescribed by the said Act.

AND WHEREAS the Vendor~~s~~ being in-need-of Cash money for meeting legal necessities have made up his mind to dispose of the said property absolutely and for ever free from all encumbrances and accordingly invited offers from the intending Purchaser.

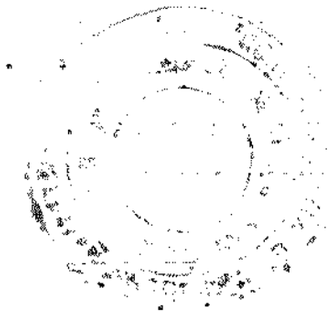


AND WHEREAS the Purchasers on coming to know of the said intention of the Vendor and themselves being desirous to purchase the said property described in Schedule below at or for the price of Rs.40,000/- (Rupees Forty thousand) only made an offer.

AND WHEREAS the Vendor upon acceptance of the said offer made by the Purchasers, have agreed to sale the property described in the Schedule below to them absolutely and for ever and free from all encumbrances at the said price of Rs.40,000/- (Rupees Forty thousand) only.

NOW THIS DEED WITNESSETH in pursuance of the said agreement and in consideration of the sum of Rs.40,000/- (Rupees Forty thousand) only paid to the said Vendor immediately before execution of these present by the Purchasers towards the price of the property (receipt whereof is being acknowledged by the Vendor) the Vendor hereby and hereunder grant convey sell transfer assign and assure unto and to the use of the Purchasers all his right title and interest in the said property together with all appurtenances, homestead, trees, tanks, hedges, ditches, ways, water, water-course, lights, liberties, privileges, easements whatsoever to the said land described in the Schedule stands conveyed for the Vendee.

AND ALL the estates, right, title, interest claim and demand whatsoever of the Vendor into or upon the same and every part thereof TO HAVE AND TO HOLD



the same upto and to the use of the Purchasers absolutely and forever together with title deeds, writings, muniments and other evidences of title A N D the Vendor does hereby covenant with the Purchasers that NOTWITHSTANDING any acts deeds or things heretobefore done, executed or knowingly suffered to the contraty, the Vendor are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defeat in title whatsoever and that the Vendor has full power and absolute authority to sell the said property in manner aforesaid A N D the Purchasers hereafter peaceably and quietly hold possess and enjoy the said property in khas without any hindrance, claim or demand whatsoever from the Vendor or any person claiming through or under them A N D further that the Vendor covenant with the Purchasers to save harmless, indemnkfy and keep indemnified the Purchasers form or against all encumbrances, charges and equities whatsoever A N D the Vendor further covenant that he shall at the request and cost of the Purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

SCHEDULE ABOVE REFERRED TO

ALL THAT the agricultural land containing by measurement 1 Bigha (33 decimal) which appurtains to

or comprises in Plot No.487 of Khatian No.406 in Mouza Bhasa J.L.No.20 under Police Station Bishnupur in the District of 24-Parganas being portion thereof.

IN WITNESS WHEREOF the Vendor hereto put his hand on the day month and year first above written.

Witnesses :-

1. Shri Anil Kumar Mondal
Vill+Post Beraj
P.O. P.S. Bishnupur
2. 24 Parganas

RECEIVED from the within mentioned Purchasers the within mentioned sum of Rs.40,000/- (Rupees Forty thousand) only as per

MEMO OF CONSIDERATION

By G. P. Notes

... Rs.40,000'00

Typed by
Jahar Chatterjee
Advocate
Alipore Court

Read over & explained by me.
Sunil Kanta Chakraborty Adv.

Regd

Book No. 1

Volume No. 67

Pages 123 to 129.

Being No. 5541

of the year 19 86.

Sub-Registrar
BISHNUPUR

20.11.86.

Sub-Registrar
BISHNUPUR

8.7.86

DEED OF SALE DATED- AUGUST, 1986

B E T W E E N

SRI AMULYA CHARAN RONG

A N D

M/S.DEVELOPMENT CORPORATION
(PRIVATE) LTD.

:: CONSIDERATION ::

Rs.40,000'00

Prepared in the office :-

Mr.Sunil Kanta Chakraborty,Advocate
24-B, Iswar Ganguly Street
Calcutta-700 026.

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