

Chandra, BISHNU DAS CHANDRA, (5) JANARDHAN CHANDRA (6) UDHAV CHANDRA (7) SATYA DAS CHANDRA (8) SANATAN (9) MUKUNDA CHANDRA CHANDRA (10) PARAMESWAR

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Pradip Dey, (20) SMT. KALPANA LAHA, wife of Madan Laha nos 18 to 20 are represented by their Constituted Attorney namely the Vendor No. 17, Sri Shyamapada Chandra (21) SRI MADAN MOHAN CHANDRA, son of Late Lokenath Chandra (22) SRI HARADHAN CHANDRA, son of Late Baidya Nath Chandra, both residing at Adhar Das Road, P.S.-Budge Budge, District South 24 Parganas (23) SMT. ANNAPURNA DAS wife of Late Sailendra Nath Das of village & P.O. Singur, P.S.-Singur, District-Hooghly,

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(24) SRI BEPIN BEHARI CHANDRA (25) SRI GURUDAS CHANDRA (26) BHANU CHANDRA all sons of Sri Banamali Chandra (27) SMT. KAJAL CHANDRA daughter of Sri Banamali Chandra (28) SMT. DURGA HALDER widow of Late Joydev Halder, nos 23 to 28 are represented by their Constituted Attorney namely the Vendor No. 22 Sri Haradhan Chandra (29) SMT. SARASWATI CHANDRA widow of Late Ram Charan Chandra (30) DEBDAS CHANDRA son of Late Biswanath Chandra (31) SMT. BINAPANI DUTTA widow of Late Kashinath Dutta, (32) SMT. LAKSHMI PAL, widow of Late Churamoni Pal, (33) SMT. BASANTI DAW, widow of Late Deb Kumar Daw, (34) SMT. SANTI DUTTA, wife of Sri Sasthi Dutta, (35) SMT. PRATIMA CHANDRA wife of Rabindra Nath Chandra, nos 31 to 35 are represented by their Constituted Attorney, namely the Vendor No. 30, Debdas Chandra (36) SMT. MAHAMAYA CHANDRA widow of Late Narayan Das Chandra (37) AMARNATH CHANDRA (38) SOMNATH CHANDRA all sons of Late Narayan Das Chandra [39] SMT. MAHASSETA MONDAL wife of Sri Paritosh Mondal (40) SMT. KALPANA CHANDRA, widow of Late Jagabandhu Chandra (41) SRI ARUP CHANDRA (42) SRI UTPAL CHANDRA both sons of Late Jagabandhu Chandra (43) SMT. PAMPA ADHIKARY wife of Sri Nishit Adhikary (44) SRI CHANDI CHARAN CHANDRA son of Late Jiban Krishna Chandra all by nationality: Indian, by religion-Hindu, by occupation-House-wife

18) Vamba Adhixori Wo wishit Adhimani pursual chunde 19) Safya Das Chandre Stock Bechargom Chandre aio) Whavehandre Stout Becharamchando 21) Amaronathe chandra 5 6 of Bayanchandra 28) Mahamaya chandy Rishmu das clandra afout stanyan chandre 23) Mahabweta Mondal woodal Tanunden Chandy 24) utfoal Thandra sto Jagaloundhui chandra 25) Dinaloandhuchande Barren Bas Chanda. P. F.O. Indan Annua, Is inspensed Kalfana chancera. Pompo Adli kom: soutra law charlos 32\_

and business all residing at 24, Adhar Das Road, P.O. & P.S. Budge Budge, District South 24 Parganas hereinafter collectively referred to and called on the "YENDORS" (which term and expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their respective heirs, successors, executors, administrators, legal representative and assigns) of the FIRST PART.

#### AND

BOFAN VYAPAAR PVT LTD. a company incorporated under the Companies Act. 1956 having it Regd. Office at 237, Dharmatala Road, P.O. & P.S. -Budge Budge, Kolkata-700137, represented by its Director Sri Satyendra Gupta son of Sri Harish Chandra Gupta residing at 1/1 Napit Para Lane, P.O. & P. S.: Budge Budge, District South 24 Parganas, hereinafter referred to and called as the PURCHASER (which term or expression shall unless excluded by or repugnant to the context shell be deemed to mean and include its successors in office and assigns) SECOND PART.

#### AND

SRI JAGANNATH GUPTA, son of Late Shyamial Gupta, by Nationality: Indian, by religion: Hindu, by occupation Business, residing at 502, M.G.Road, P.O. & P.S. Budge Budge, District 24 uddhan charlen HMan Nath Chuckes Mahamaya Charolta. Sudge Backet, at Parmental(all Malasweta Mondal. Stout Becharam Chandra 26) Madhuri chandra intpol charatra. Chandra allresiding at 24, Adhar Dato Road Ps. Borandge Die burguetartes. अर्थ ने मेंग्र द्येष '

Parganas, hereinafter called and referred to as the **CONFIRMING PARTY**(which term and expression shall unless excluded by or repugnant to the context shall be deemed to mean and include his heirs, successors, executors, administrators, legal representative and assigns) of the **THIRD PART**.

AND WHEREAS by way of inheritance the Vendor are lawfully seized and possessed of and also became the beneficiary joint Owners in respect of 44 decimals of Sali land be the same a little more or less tying and situated in the aforesaid Dag No.836, under R.S. KHatian No.178, in Mouza Kalinagar Bade, Pargana Balia, Touzi No.357, R.S. No.32, J.L. No.7, within Budge Budge Municipality, P.S. & Sub-Registration Office at Budge Budge, District South 24 Parganas as full, absolute and sixteen annus Owner and have been possessing the same by various acts of lawful possession and are otherwise well and sufficiently entitled to the said property.

AND WHEREAS the Confirming Party has entered into an agreement for sale dated 25/12/2002 with the Vendors to purchase the schedule properties but due to his inconvenience the Confirming Party is unable to purchase the said properties and

1) Kamalakani Laha/ Mo sudhansu Laha 2) St Silvani Rani Dutta Wo Raghunata Dutta 3) As Corretional Attorne of Poinabani Dutto Wolf Kashinaffabulta a) Smt, ocax Shmi Pal Der all west Dogasont Daw Santi Dutta d) 1 Delodas Chandra क्रिय क्रिक क्रिक्टिव Dabenp fal Dwords As Constitude Atonys Sport to what dal 13/1+dhan Daro Road of Principari Della Lakhour Pal Basuuti Dovo. Questi Drilla. Protien Com Both SPIL DIST. SUE-ESSISTED Sades 2 sogn, 24 7nrgaman(st Del Jas chandra sobrould sworth tate Butin fel Durch 17/1 Adley Dow Road of while probate KOF-137

with his consent the present Purchaser has agreed to purchase the said properties.

AND WHEREAS being in urgent need of money for some legal necessities the Vendors collectively offer and declare to sell their said 44 decimals of Sali land be the same a little more or less free from all encumbrances and charges.

AND WHEREAS the Purchasers have agreed to purchase with the consent of Confirming Party ALL THAT piece and parcel of 44 decimal of Sali land be the same a little more or less together with all sorts right of easement annexed thereto lying and situated in Dag No. 836, under R.S. Khatian No. 178 in Mouza Kalinagar Bade, Pargana Balia, Touzi No. 357, R.S. No. 32, J.L. No. 7 within the limits of the Budge Budge Municipality, P S. and Sub-Registration office at Budge Budge, District South 24 Pargnas, morefully described in the Schedule hereunder written and hereinafter referred to as the said property at and for a fixed consideration money of Rs. 2,00,000/- (Rupees Two lacs) only free from all encumbrances, charges, liense, lispendense, mortgages, leases and attachments whatsoever thereon.

AND WHEREAS the price offered by the Purchasers are the highest, adequate and at present, prevailing in the market.



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NOW THIS INDENTRUE WITNESSETH THAT :- In pursuance of the said agreement dated 25/12/2002 and in consideration of the said sum of Rs. 2,00,000/- (Rupees Two lacs) only the Vendors paid by the Purchasers at or immediately before the execution of these presents, the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the purchasers and also the said property the Vendors as absolute Owners do by these presents indefeasible grant, sell, convey, transfer, assign and assure unto the purchaser free from all encumbrances and other defects in title ALL THAT piece and parcel of demarcated 44 decimal of Sali Land be the same a little more or less morefully described in the Schedule hereunder written hereinafter referred to as the "SAID PROPERTIES" OR HOWSOEVER OTHERWISE the said property now or heretofore were or was situate, butted, bounded, called, known, numbered described or distinguished TOGETHER WITH the same or any part usually held, enjoyed used or occupied or reputed to below or be appurtenant or remainders, rents, issues and profits thereof and of every part thereof together further more all the estate, right, title inheritance, trust, property, claim and whatsoever both at law and in equity of the Vendors into or upon the said property or every part thereof AND all deeds, pattahs, monuments, writings and evidences of title which is anywise

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related to the said property or any part thereof and which now is or hereafter shall or may be in the custody of the Vendors or any persons from whom they may procure the same without any action or suit at law or in equity TO ENTER INTO HAS HOLD OWN PROCESS the said property and every part thereof hereby granted. sold, conveyed and transferred or expressed and intended so to be with her rights, numbers and appurtenances unto and to the use of purchasers forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances claim liens, etc. whatsoever create or suffered by the Vendors well and sufficiently indemnified of and against all encumbrances claim liens etc, whatsoever created or suffered by the Vendors from to these presents AND the Vendors do hereby covenant with the Purchasers and Confirming Party NOTWITHSTANDING any act, deed or thing whatsoever by the Vendors or any of his predecessors and ancestors in title done or executed or knowingly suffered to the contrary they the Vendors had at all material times heretofore and now have good right full power absolute authority and indefeasible title to grant, sell, convey, transfer assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND THAT the Purchasers shall and may at all times

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hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder and interruption disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of her predecessors or ancestors in title AND THAT free and clear and freely absolutely equated. exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and against all manner of claims, liens, debts, attachments and encumbrances whatsoever made of suffered by the Vendors or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said properties or any part thereof from under or in trust for them the Vendors shall from time to time and at all times hereafter at the request cost of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required



Sedan Sanas. 4 Programmes

AND FURTHER MORE THAT the Vendors shall at times hereafter indemnify and keep indemnified for Purchasers.

## SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of 44 (Forty Four) decimals of Sali lane be the same a little more or less together with right, title interest possession thereto lying and situated in Dag No.836, under R.S. Khatian No.128, in Mouza Kalinagar Bade, Pargana Balia, Touzi No.357, R.S. No.32, Jrl. No.7, within the limits of Budge Budge Municipality, Ward No.14, P.S. & Sub-Registration office at Budge Budge, District South 24 Pargasas, as delineated in the map or plan shown with colour "RED" verge annexed herewith as per part of this Deed of Sale. Rent in Re.1/- being payable to the Collector of South 24 Parganas.

## BUTTED & BOUNDED BY

NORTH :

SOUTH Land of Dud Kr. Adhikary and his brother.

Land of Ashram.

EAST : Land of Mr. Gupta & others.

WEST Land of Mr. Gupta & others,



Bedge Boden, as Programme(#)

### MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser and Confirming Party and Confirming Party the within mentioned sum of Rs. 2,00,000/- (Rupees Two lacs) only being the full consideration money as per memo below:-

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

#### SIGNED & DELIVERED

In the Presence of :-

1. Badwin let 17 poller Das Doub Signature of the VENDORS Bullye andye 22) Har Show These Nol 137 For self and are constituted 2. Bhangoy Cherry. attorny or 23) SMT. Ammapurma Das Kodye Moder 24) Begin Behari Chandra 25) Gurudan chandra 20 Bhanu Chamdra 27 SMT. Kajal Chamdra 28 SMT. Durga Halder अर्थ अर्थ अर्थ है। ए म 13/ 5 hyama Pada chandre for self and as constituted attacky of 1 Sh, 18 to 20 4 410 18) SAT. Tara Dutta Kabuni But Tal Para Laha new waden moter chaude #1 Asup chundra



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Signature of the VENDORS 30) tel das Chaudo or authorized as anotifula attempt taken pulla.

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Drafted by me :-

2K World Hlamed.

Advocate

Alipore Judges' Court, Kolkata-27

Swit Majurades.

Sujit Majumder

Alipore Judges' Court, Kolkata-27.



Sodan Sudan, to Promiser

Purchases



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SATYENDRA GIUPTA

MONATURE Santender Crupto



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NAME SRI GOBINDA DAS CHANDRA

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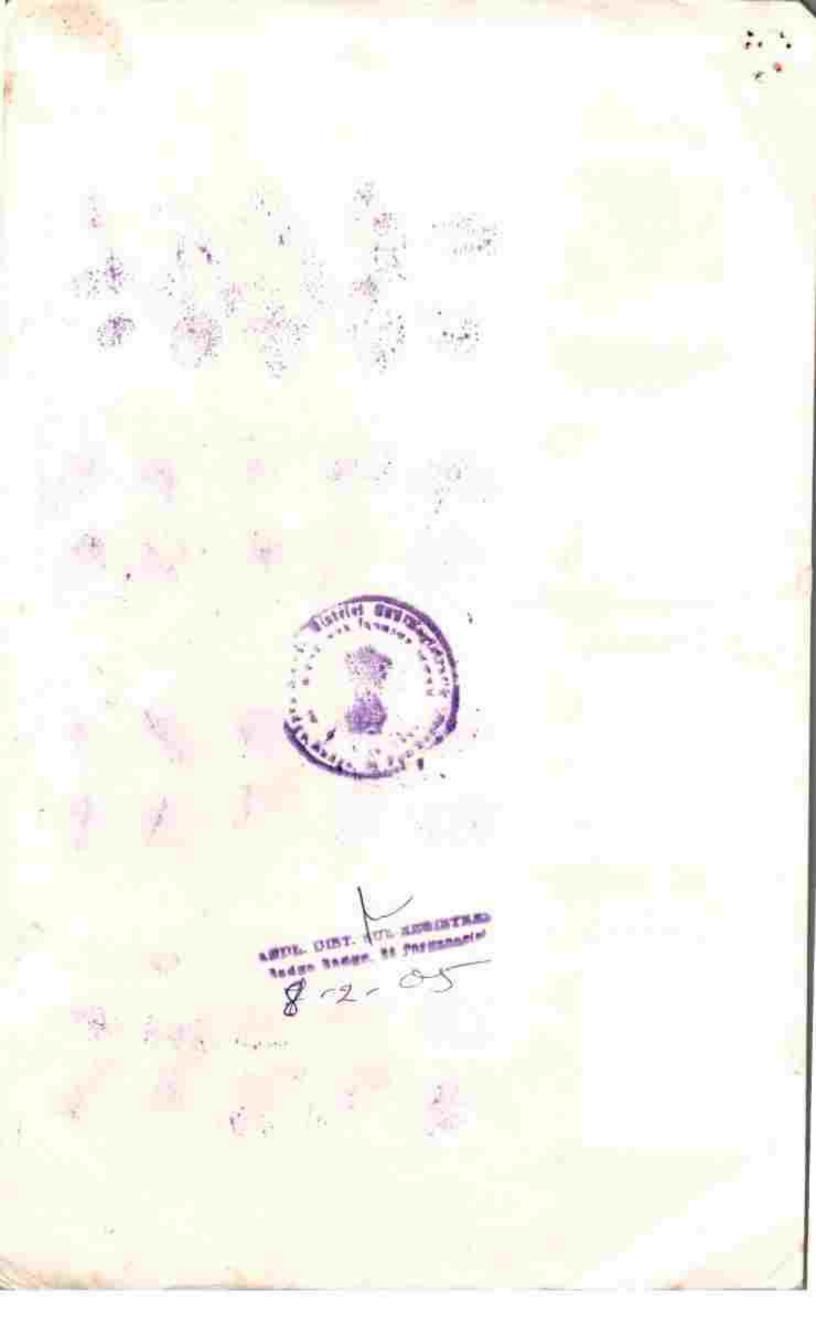
NAME BAMAN DAS CHANDRA SIGNATURE Framon Gon Chandra

VENDOR NO- 3



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NAME GURU DAS CHANDRA SIGNATURE - God dose kusen



## VENDOR NO- 4



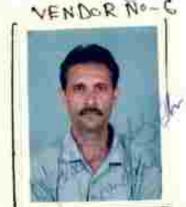
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NAME BISHNU DAS CHANDRA Bushow On chandra

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NAME JANARDHAN CHANDRA VENDOR NO-C



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NAME UDHAV CHANDRA signature which clas chardra

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NAME - SATYA DAS CHANDRA SIGNATURE-Soulya-chonlar-



# AENDOB-NO-8



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NAME SANATAN CHANDRA VENDOR NO- 9



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NAME MUKUNDA CHANDRA SIGNATURE MULLIMING Chambre

VENDOR MO-10



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NAME PARAMESWAR CHANDRA SIGNATURE Parametry archains

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NAME- DINABANDHU CHANDRA SIGNATURE-DING bendque chandra.



VENDOR NO-12



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NAME MOHAN CHANDRA

VENDOR NO-13



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NAME SMT PADMABATT BEY

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NAME-SMT. KAMALA LAHA ST GNATURE - P STONT AT 21 MM2 T



# ATTORNEY NO- 17



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RRI 3HYAMAPADAY CHANDRA VENDOR NO-9.

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NAME SRI MADAN MOHAN, CHAMDRA SIGNATURE Madanmohen exam

ATTORNEYNE-22

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NAME SPI HARADHAN CHANDRA SIGNATURE HOLE The Chies

VENDOR NO- 2A



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SMT SARASWATI CHANDRA

SIGNATURE MANGIUM



. ATTORNEYNO-30



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NAME DEBDAS CHANDRA

Scholas classes.

NIGNATURE 36



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NAME SITT WITH A MAYA CHANDRA

SIGNATURE Mahamaya chambra.

VENDOR NO-37

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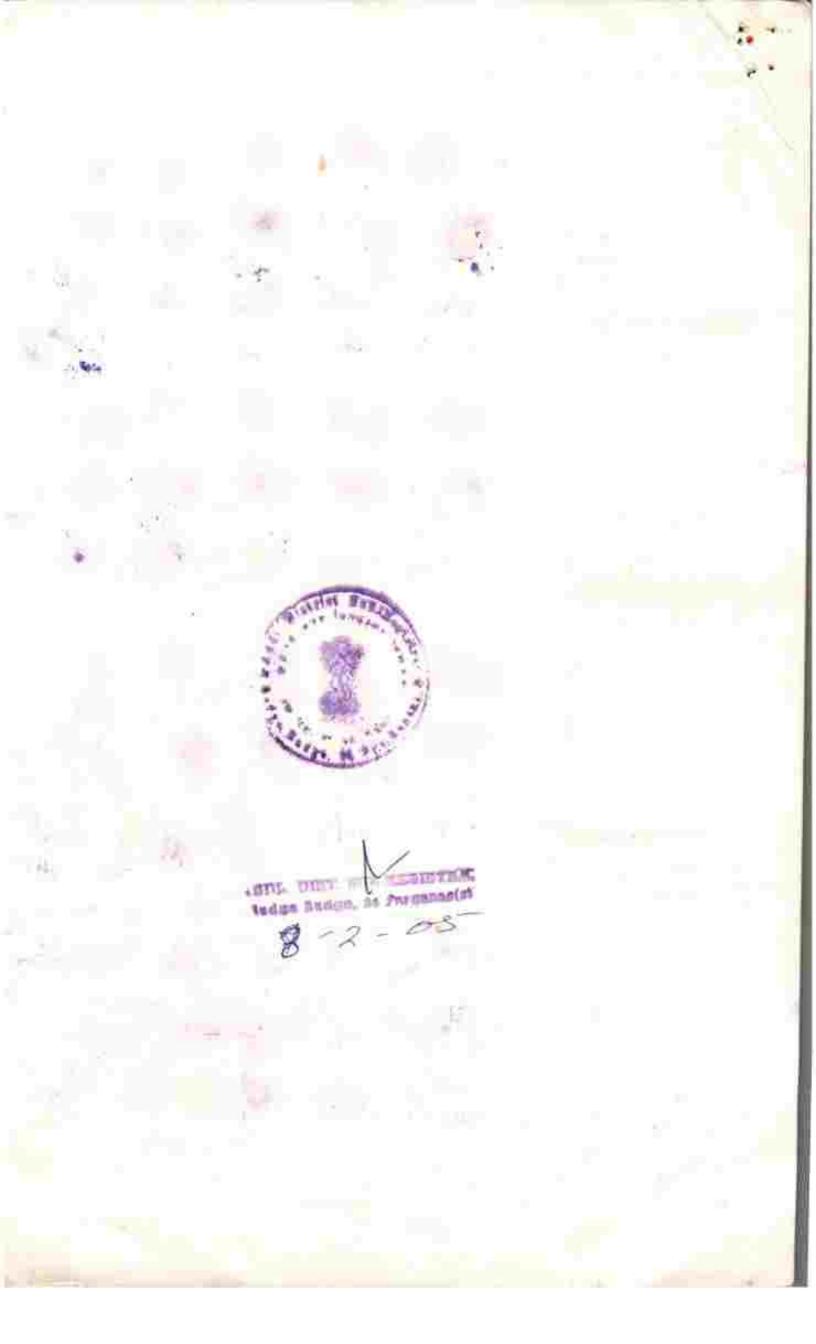
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VENDORNO-38



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NAME - SOMNATH CHANDRA / SIGNATURE - Sommate atomboa.



VENDOR NO -39



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VENDOR NO-40



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NAME SMT. KALPANA CHANDRA
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VENDERNO-41

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NAME SRI ARUP CHANDRA

VENDORNA-42



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NAME - BRI UTPAL CHANDRA SIGNATURE - Wholedownon.



# VENDORNO-43



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NAME SMT PAMPA ADHIKARY

NENDOR NO- 44



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NAME SPI CHANDI CHAMDRA

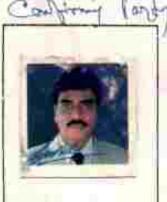
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NAME SHIBARAMI DUTTA

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