

U.K. Ghosh  
registered office at 267, Burdwan Road, P.O. & P.S. - Silliguri, District -  
limited company, having CIN - U51109WB2007PTC118422, having its  
**IMPROVE TRADERS PRIVATE LIMITED**, (PAN: AABC18070N), a private

**AND**

representatives, nominees and assigns) being the party of the **FIRST PART**.  
deemed to mean and include his heirs, executors, administrators, legal  
unless otherwise excluded by or repugnant to the subject or context be  
referred to as the **VENDOR/FIRST PARTY** (which term or expression shall  
Raiganj), District - Uttar Dinajpur, Pin- 733134, WB, hereinafter called and  
by faith - Hindu, by occupation - Business, residing at Mohanbati, P.O. & P.S.  
**SRI ASHOK SARAF**, (PAN : AKJPS3734Q), son of Late Bal Kishan Saraf,

**NINETEEN) of the Christian Era, BETWEEN**

**THIS INDENTURE** is made this 8<sup>th</sup> day of May 2019 (**TWO**

2

Ashok Saraf

IMPROVE TRADERS PVT. LTD.

DIRECTOR

By: *Byjoy Choudhury*

*U.K. Ghosh*

**WHEREAS** by a deed of sale 06.10.1982, registered at the office of the Registrar of Raiganj and duly recorded in Book no.- 1, Being No.- 12807, for the year 1982, one Smt. Mena Joshi wife of Sri Rameswar Joshi, of Mohanbati, P.S. Raiganj, District - West Dinajpur, therein described as the Vendor of the one part and Sri Ashok Saraf, son of Bal Kishan Saraf, of Mohanbati, P.S. Raiganj, District - West Dinajpur, therein described as the purchaser of the other part, said vendor for the valuable consideration mentioned therein granted, sold, transferred and conveyed All that piece and parcel of land

and assigns) of the **SECOND PART.**

deemed to mean and include its successor or successors - in-office or - interest expression shall unless excluded by or repugnant to the subject or context be hereinafter called and referred to as the "**PURCHASER**" (which term or Ward No.-9, P.O. & P.S. - Silliguri, District - Darjeeling, Pin -734005, WB, by faith Hindu, by occupation - Business, residing at 267, Burdwan Road, **BIJAY CHOUDHARY** (PAN : ACDPC0991P), son of Late Nandalal Choudhary, Darjeeling, Pin- 734005, WB, being represented by one of its Director **SRI**

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*Ashok Saraf.*

IMPREGNE TRADERS PVT. LTD.

*Byjoy anand*

DIRECTOR

*U.K. Class.*

AND WHEREAS by virtue of an agreement dated 08.02.1983, registered at the office of the Registrar of Raiganj and duly recorded in Book no.- I, Being No.- 5081, for the year 1983, one Smt. Mena Joshi wife of Sri Rameswar Joshi, of Mohanbati, P.S. Raiganj, District - West Dinajpur, therein described as the First party of the one part, Smt Mamata Bhattacharya, wife of Sri Gayamranjan Bhattacharya, therein described as the second party of the second part and Sri Ashok Saraf, son of Bal Kishan Saraf of Mohanbati, P.S. Raiganj, District - Paschim Dinajpur, therein described as the third party of the third part, all the parties of the said agreement agreed that second party and third party already purchased some plots of lands from the first party, but

measuring about 2 ( Two) Cottahs 11 ( Eleven) Chittacks more or less is equivalent to 1935 Sft more or less lying and situated at Mouza- Barua, J.L. No.- 152, Touzi No.- 426/912, Khatian No.- 162/1, Dag No.- 344, P.S. Raiganj, in the District of Paschim Dinajpur at present Uttar Dinajpur, morefully and particularly described in the schedule written therein.

*Ashok Saraf.*

IMPROVE TRADERS PVT. LTD.  
*Bijoy Choudhury*  
DIRECTOR

*U.K. Ghawri*

**WHEREAS** by a deed of gift dated 02.03.2001, registered at the office of the Registrar of Raiganj and duly recorded Being No.- 6766, for the year 2001, one Smt Gigi Debi, wife of Late Nagarmal Saraf, of Mohanbati, P.S. Raiganj, District - Uttar Dinaipur, therein described as the donor of the one part and Sri Ashok Saraf, son of Bal Kishan Saraf, of Mohanbati , P.S. Raiganj, District - West Dinaipur, therein described as the donee of the other part, said donor out

particularly described in the schedule written therein.  
the District of Paschim Dinaipur at present Uttar Dinaipur, morefully and 152, Touzi No.- 426/912, Khatian No.- 162/1, Dag No.- 344, P.S. Raiganj, in plot of land i.e more or less **427.5** Sft more or less at Mouza- Barua, J.L. No.- Mamata Bahattacharjee and leading through eastern side to western side of a wide passage length of 85'-6" situated on the northern side of the house of Smt and third party for use commonly with the first party in respect of 5 (five) feet drainage water, so that the first party has agreed to allow to the second party in the said plots of land there are no drainage system for ingress and egress of

*Ashok Saraf*

IMPROVE TRADERS PVT. LTD.  
*by secondary*  
DIRECTOR

U.K. Chauhan

part, said donor out of natural love and affection thereby gifted, conveyed All Raiganj, District - West Dinajpur, therein described as the donee of the other part and Sri Ashok Kumar Saraf, son of Bal Kishan Saraf, of Mohanbat, P.S. Raiganj, District - Uttar Dinajpur, therein described as the donor of the one year 2001, one Smt. Gigi Debi, wife of Late Nagarmal Saraf, of Mohanbat, P.S. office of the Registrar of Raiganj, and duly recorded Being No.- 6767, for the **AND WHEREAS** by a deed of gift dated 07.03.2001, registered at the

morefully and particularly described in the schedule written therein. at P.S. Raiganj, in the District of West Dinajpur at present Uttar Dinajpur, No.- 165, dag No.- 342 an area of land measuring about 1062 Sft more or less an area of bastu land measuring about 638 Sft more or less, and in Khatian Barua, J.L. No.- 152, Touzi No.- 426/912, Khatian No.- 162/1, in dag No.- 344 structure 638 sft more or less standing thereupon lying and situated at Mouza- of land measuring about **1700** Sft. More or less together with tin shed of natural love and affection thereby gifted, conveyed All that piece and parcel

Ashok Saraf .

IMPROVE TRADERS PVT. LTD.  
By *Byju Choudhary*  
DIRECTOR

*U.K. Chowk.*

shed structure standing thereupon having covered area of 726 sft more  
and parcel of land measuring about **1350** Sft. More or less together with tin  
donor out of natural love and affection thereby gifted, conveyed All that piece  
District - West Dinajpur, therein described as the donee of the other part, said  
part and Sri Ashok Saraf, son of Bal Kishan Saraf, of Mohanbat, P.S. Raiganj,  
Raiganj, District - Uttar Dinajpur, therein described as the donor of the one  
year 2001, one Smt. Gigi Debi, wife of Late Nagarmal Saraf, of Mohanbat, P.S.  
office of the Registrar of Raiganj and duly recorded Being No.- 6768, for the  
**AND WHEREAS** by a deed of gift dated 08.03.2001, registered at the

and particularly described in the schedule written therein.  
Raiganj, in the District of West Dinajpur at present Uttar Dinajpur, morefully  
No.- 342 an area of land measuring about 1598 Sft more or less at P.S.  
bastu land measuring about 408 Sft more or less, and in Khatian No.- 165, dag  
No.- 152, Touzi No.- 426/912, Khatian No.- 162/1, dag No.- 344 an area of  
with structure standing thereupon lying and situated at Mouza- Barua, J.L.  
that piece and parcel of land measuring about **2006** Sft. More or less together

*Ashok Saraf .*

IMPROMVE TRADERS PVT. LTD.  
*Byji anand*  
DIRECTOR

U.K. Elahi

about 427.5 sft i.e 142.5 Sft and also mutated his name in the records of more or less and also common user right of 1/3<sup>rd</sup> share of passage measuring land measuring about **6991** Sft is equivalent to 9 Cottahs 11 Chittacks 16 Sft Sft more or less, **2006** Sft more or less & **1350** Sft more or less total area of Cottah **11** Chittacks more or less is equivalent to **1935** Sft more or less, **1700** the sole and absolute owner of the aforesaid area of land measuring about **2** an agreement and three separate deed of gift said Ashok Saraf is now became **AND WHEREAS** after execution and registration of said a deed of sale,

in the schedule written therein.

West Dinajpur at present Uttar Dinajpur, morefully and particularly described land measuring about 165 Sft more or less at P.S. Raygunj, in the District of about 726 Sft more or less and in Khatian No.- 165, dag No.- 342 an area of more or less, in Khatian No.- 162/1, Dag No.- 344 an area of land measuring Khatian No.- 165, dag No.- 343 an area of bastu land measuring about 459 Sft or less lying and situated at Mouza-Barua, J.L. No.- 152, Touzi No.- 426/912,

Ashok Saraf.

IMPROVE TRADERS PVT. LTD.  
By *Bijoy Choudhury*  
DIRECTOR

*U.K. Class.*

**AND WHEREAS** by a Deed of Sale dated 11.12.2009 registered at the office of the A.D.S.R. - Raiganj and duly recorded in Book No. 1, CD Volume No. 24, Pages from 778 to 793, Being No. 08901 for the year 2009 Smt. Khushbu Saraf, wife of Sri Umesh Saraf of N.S. Road, Mohanbat, P.O. & P.S. - Raiganj, Pin - 733134 therein described as the vendor of the one part and Smt. Chandana Bhowmick, wife of Sri Agnishwar Bhowmick of N.S. Road, Mohanbat, P.O. & P.S. - Raiganj, Pin - 733134 therein described as the purchaser of the other part the said vendor for the valuable consideration mentioned therein, granted, sold, transferred and conveyed all that piece and parcel of land measuring about 0.9458 decimal more or less is equivalent to

charges in any manner whatsoever .

Raiganj Municipality and the same was recorded as Holding No.- 286A/261 N.S. Road, Ward No.- 22, and also mutated his name in the records of concerned B.L. & L.R.O and the same was recorded as L.R. Khatian No.- 1846, L.R. Dag No.- 2894, and also possessed thereof free from all encumbrances and

*Ashok Sanyal*

IMPROVE TRADERS PVT. LTD.  
*by/for secretary*  
DIRECTOR



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less together with one storied r.t shed structure having covered area of conveyed all that piece and parcel of land measuring about **2380** sq.ft. more or valuable consideration mentioned therein, granted, sold, transferred and therein described as the purchaser of the other part the said vendor for the Bhowmick of N.S. Road, Mohanbati, P.O. & P.S. - Raiganj, Pin - 733134 of the one part and Smt. Chandana Bhowmick, wife of Sri Agnishwar Mohanbati, P.O. & P.S. - Raiganj, Pin - 733134 therein described as the vendor Agarwala (Saraf), son of Late Nagarmal Agarwala (Saraf) of N.S. Road, 23, Pages from 2482 to 2498, Being No. 415 for the year 2009 Sri Balkishan office of the A.D.S.R. - Raiganj and duly recorded in Book No. 1, CD Volume No. **AND WHEREAS** by a Deed of Sale dated 01.12.2009 registered at the

fully and particularly described in the schedule written therein.  
342, L.R. Dag No. 2894, P.S. - Raiganj in the District of Uttar Dinajpur, more situated at Mouza - Barua - Barua, J.L. No. 152, L.R. Khatian No. 2477, R.S. Dag No. standing thereupon having covered area of 169 sq.ft. more or less lying and **412.75** sq.ft. more or less together with one storied brick built structure

Ashok Sanyal.

IMPROVE TRADERS PVT. LTD.

by *Shri Anandya*  
DIRECTOR

U.K. Khan.

**AND WHEREAS** by virtue of the aforesaid two separate deed of conveyance said Smt. Chandana Bhowmick, the second party herein has become the sole and absolute owner of all that land measuring **412.75** sq.ft. and **2380** sq.ft. total **2792.75** sq.ft. more or less is equivalent to 3 Cottah 14 Chittacks 3 sq.ft. more or less together with one storied building standing thereupon having covered area of 169 sq.ft. more or less and 584.025 Sft total 753.025 Sft more or less and also mutated her name in the records of Raiganj Municipality and the same was recorded as Holding No.- 286/261, Ward No.- 22, and also mutated her name in the records of concerned B.L. & L.R.O and the same was recorded as L.R. Khatian No.- 2803, L.R. Dag No.- 2894 an area of land measuring about 6.40 Decimals more or less is equivalent to 3 Cottahs

in the schedule written therein.

584.025 sq.ft. more or less lying and situated at Mouza - Barua, J.L. No. 152, L.R. Khatian No. 938, R.S. Dag No. 342 & 343, L.R. Dag No. 2894, P.S. - Raiganj in the District of Uttar Dinajpur, more fully and particularly described

Ashin Sonof .

IMPREGNE TRADERS PVT. LTD.  
*Bijoyananda*  
DIRECTOR

U.K. Ghawri

**AND WHEREAS** for the purpose of better enjoyment of their own properties by a deed of exchange dated 03.05.2019 Registered at the office of the D.S.R. Raiganj and duly recorded in Book No.- 1 , **Being No. 5391** , for the year 2019, said Sri Ashok Saraf and Smt Chandan Bhowmick mutually exchanged and transfer of the ownership of the said properties as between them, viz., that the said First Party i.e Ashok Saraf transferred, conveyed, exchanged unto and in favour of Chandana Bhowmick in respect of All that piece and parcel of bastu land containing an area of **2792.75** Sft more or less together with two storied brick built residential building standing thereupon having covered area of **2300** Sft more or less On the ground floor 1100 sft on the first floor 1200 sft more or less) lying and situated at Mouza- Barua, J.L. No.- 152, L.R. Dag No. - 2894, L.R. Khatan No.- 1846, within the limits of Raiganj Municipality , ward No.- 22, Holding No.- 286A/261, P.S. - Raiganj, in

14 Chittacks 3 Sft more or less and also possessed thereof free from all encumbrances and charges in any manner whatsoever .

*Ashok Saraf*  
 IMPROVE TRADERS PVT. LTD.  
*By Sri Anand*  
 DIRECTOR

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**AND WHEREAS** after execution and registration of the said deed of exchange said Ashok Saraf, the Vendor herein has become the sole and absolute owner of All that piece and parcel of bastu land measuring about **2792.75** Sft more or less together with tin shed structure standing thereupon having covered area of 753.025 Sft more or less lying and situated at Mouza-Barua, J.L. No.- 152, L.R. Dag No. - 2894, L.R. Khatian No.- 2803, within the

the District of Uttar Dinajpur, morefully described in the Schedule 'A' therein, and the Second party i.e Smt. Chanda Bhowmick transferred, conveyed, exchanged, unto and in favour of said Sri Ashok Saraf in respect of her All that piece and parcel of bastu land measuring about **2792.75** Sft more or less together with tin shed structure standing thereupon having covered area of 753.025 Sft more or less lying and situated at Mouza-Barua, J.L. No.- 152, L.R. Dag No. - 2894, L.R. Khatian No.- 2803, within the limits of Raiganj Municipality, ward No.- 22, Holding No.- 286/261, P.S. - Raiganj, in the District of Uttar Dinajpur, morefully described in the Schedule 'B' written therein.

*Ashok Saraf.*

IMPROVE TRADERS PVT. LTD.

*By: Anandya*

DIRECTOR

*U.K. Ghosh*

**AND WHEREAS** the Purchaser herein after obtaining such information of Sale/Transfer of the schedule referred property made a proposal to the Vendor herein to purchase the same and for which the Vendor and the purchaser verbally discussed over the issue and accordingly the Purchaser

**Five Lacs Eighty Five Thousand Five Hundred Six) only.**

encumbrances at or for a total consideration of **Rs. 55,85,506/- (Rupees Fifty** District of Uttar Dinajpur, described in the schedule below free from all within the limits of Raiganj Municipality, ward No.- 22, P.S. - Raiganj, in the Mouza- Barua, J.L. No.- 152, L.R. Dag No. - 2894, L.R. Khatian No.- 2803, bastu land measuring about **2792.75** Sft more or less lying and situated at **AND WHEREAS** the Vendor has agreed to sell All that piece and parcel of

encumbrances and charges in any manner whatsoever. limits of Raiganj Municipality, ward No.- 22, P.S. - Raiganj, in the District of Uttar Dinajpur and also absolutely seized , possessed thereof free from all

*Ashok Sinof.*

INFITROVE TRADERS PVT. LTD.  
*Byy akashdeep*  
DIRECTOR

U.K. Chauhan

In pursuance of said agreement and in consideration of the sum of Rs. 55,85,506/- (Rupees Fifty five lacs eighty five thousand five hundred six) only duly paid by the Purchaser to the vendor before execution of this deed of conveyance, the receipt whereof the vendor hereby admit and acknowledge and of and from the same or every part thereof forever acquit, release and discharge

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-**

agreed to Purchase All that piece and parcel of bastu land measuring about **2792.75** Sft more or less together with tin shed structure standing thereupon having covered area of 753.025 Sft more or less lying and situated at Mouza-Barua, J.L. No.- 152, L.R. Dag No. - 2894, L.R. Khatian No.- 2803, within the limits of Raiganj Municipality, ward No.- 22,P.S. - Raiganj, in the District of Uttar Dinajpur, at or for a total sum of **Rs. 55,85,506/- (Rupees Fifty Five Lacs Eighty Five Thousand Five Hundred Six )** only free from all sorts of encumbrances and charges thereof in any manner whatsoever.

Ashok Sanyal

IMPROVE TRADERS PVT. LTD.  
DIRECTOR  
*Byt Sanyal*

*U.K. Chauhan*

the Purchaser as also every portion of the demised plot of land free from all encumbrances and charges the Vendor hereby grant, sell, convey transfer assign and assure All that piece and parcel of bastu land measuring about **2792.75** Sft more or less together with tin shed structure standing thereupon having covered area of 753.025 Sft more or less lying and situated at Mouza-Barua, J.L. No.- 152, L.R. Dag No. - 2894, L.R. Khatian No.- 2803, within the limits of Raiganj Municipality, ward No.- 22, P.S. - Raiganj, in the District of Uttar Dinajpur, morefully and particularly described in the schedule hereunder written and hereinafter referred to as "the said land" OR HOWSOEVER OTHERWISE said land and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said land or any and every part thereof belonging to or in any way, appertaining to or usually

*Ashok Sengupta*

INDIGENE TRADERS PVT. LTD.  
*Deepjyoti Sengupta*  
DIRECTOR

*U.K. Show.*

hold, used, occupied or enjoyed therewith or reputed to belong or be apurtenant thereto and the rents, issues, profits thereof and all other legal incidents thereof all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim and demand whatsoever, of the Vendor unto and upon the said land and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the said property, hereby granted, transferred, conveyed and assigned or expressed or intended so to be with the apurtenances unto the Purchaser absolutely and forever, free from all encumbrances whatsoever.

*Ashok Ranof.*

IMPROVE TRADERS PVT. LTD.  
*By: Anand*  
DIRECTOR



*V. V. Choudhary*

III)

or expressed or intended so to be with the appurtenances unto and to the said property hereby granted, conveyed, transferred and assigned authority and indefeasible title to grant, convey, transfer and assign aforesaid, the Vendor now has good right, full lawful and absolute THAT notwithstanding any such act, deed or thing whatsoever

II)

to alter or make void the same; and without any manner or condition, use, trust or other thing whatsoever intended so to be for a perfect indefeasible estate or inheritance entitled to the said land hereby granted and conveyed or expressed or absolutely seized and possessed of or otherwise well and sufficiently

I)

executed or knowingly suffered to the contrary, the Vendor fully and the Vendor herein or his predecessor in title or any of them done THAT notwithstanding any act, deed, matter or thing whatsoever by

**THE VENDOR HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-**

*Ashok Sanyal*

IMPROVE TRADERS PVT. LTD.  
*By: Anand*  
DIRECTOR

the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

IV) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold, occupy, possess and enjoy the said land hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for her absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and

V) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispence and attachments whatsoever; and

VI) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or

*U.K. Chow*

*Ashok Sonof .*

MISROVE TRADERS PVT LTD,  
*Byy vawady*  
 DIRECTOR

*U.K. Chan,*

Authorities, and

instance of Income Tax and or Wealth Tax and or Estate Duty  
or otherwise and no steps taken in execution of any certificate at the  
any proceeding or under any provision of Public demand Recovery act  
VIII) THAT the said property or any or every part thereof is not attached in

and  
Purchaser in the manner aforesaid as may be reasonably required;  
so to be and every part thereof unto and to the use of the said  
granted, conveyed, transferred and assigned or expressed or intended

further better and more perfectly assuring the said property hereby  
done all such acts, deeds, assurances and things whatsoever for  
and costs of the Purchaser do and execute or cause to be executed or  
shall and will from time to time and all times hereafter the requests  
trust for the Vendor and/or his predecessor-in-title or any of them  
upon the said property or any and every part thereof from, under or in

*Aslon Samf .*

IMPROVE TRADERS PVT LTD.

*By: Chandya*  
DIRECTOR

*U.K. Elavari*

Vendor or by the discovery of any charge, acquirable or otherwise by the Purchaser by reason of any defect in title or possession of indemnify the Purchaser against any loss or damage may be suffered THAT the Vendor shall and will, at all times hereafter be bound to

(XI)

and all other rights of easements at law and in equity; and undisputed and all manner of rights through or over the said property THAT the Purchaser and all person claiming through or under his has

(X)

for any other purposes; and

said property has been affected by any scheme of road alignment or acquisition of the property described in the schedule below and the THAT the Vendor has not yet received any notice of requisition or

(IX)

and been served on the Vendor nor any such notice has been published;

VIII) THAT no notice issued under the Public demands recovery Act, has

(VIII)

*Aslak Sanyal*

IMPREGNE TRADERS PVT. LTD.  
*By: Anand Singh*  
DIRECTOR

*U.K. Chait*

XIII) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and he has good and

of this deed of conveyance absolutely and forever; as full and absolute owner thereof and all rights, Purchaser by virtue unto the Purchaser for the absolute use and benefits of the Purchaser road/passage leading to said land described in the schedule below

XII) THAT simultaneously with the execution of this deed of conveyance, the deliver peaceful vacant possession of the said land and

Purchaser ; and

and premises hereby granted, transferred and conveyed to the other legal authority affecting adversely the property hereditaments property any attachment either before or after decree by any occur or mortgage or trust, lien, lispence or any suit relating to the

*Ashok Sanyal*

INTERNATIONAL TRADERS PVT. LTD.  
*Vijay Chaturvedi*  
DIRECTOR

*U.K. Class*

Offices.

the Block Land and Land Reforms and Collectorate and other Govt. plots of land in favour of the Purchaser in the records at the office of may be necessary for the purpose of effecting mutation of the said and will make such affidavits and sign all papers and documents as and conveyed in the manner aforesaid AND THAT the Vendor shall document/s of title in respect of the said land hereby transferred, sold recorded in any other Government records and shall obtain separate mutate in the records of Municipal office, B.L.R.O office and/or AND FURTHER THAT the Purchaser shall be entitled to get its name

XIV)

in the schedule hereto below; and

marketable right title and interest over the said property, as described

*Aswar Sanyal*

IMPREG TRADERS PVT. LTD.

*Byggy Mondal*

DIRECTOR

*U.K. Chauhan*

On the North : Land of Sanjay Saraf  
On the South : Land of Rajkumari Saraf

indenture and butted and bounded as follows: -

and marked with RED colour border which shall be treated as part of this appurtenant thereto total area of land as shown in the plan attached herewith privileges and appurtenances whatsoever belonging to or enjoyed therewith and the District of Uttar Dinajpur, TOGETHER WITH all sorts of rights, easements, Raiganj Municipality, ward No.- 22, Holding No.- 286/261, P.S. - Raiganj, in J.L. No.- 152, L.R. Dag No. - 2894, L.R. Khatian No.- 2803, within the limits of covered area of 753.025 Sft more or less lying and situated at Mouza- Barua, more or less together with the shed structure standing thereupon having **All that piece and parcel of bastu land measuring about 2792.75 Sft**

**: THE SCHEDULE ABOVE REFERRED TO :**

and also Urban Land (Ceiling & Regulation) Act 1976. any excess of land within the meaning of W.B. Land Reforms Act 1956 XV) The VENDOR doth hereby declare and confirm that he has not hold

*Ashok Senapati*

INTERIOR TRADERS PVT. LTD.  
*Ashok Senapati*  
DIRECTOR

Utpal Kanti Ghosh  
Vill - D/Goar para  
L. ENO - 89/15

Drafted by:

SIGNATURE OF THE PURCHASER

-----  
DIRECTOR  
*Bijay Chandra*  
IMPROVE TRADERS PVT. LTD.

SIGNATURE OF THE VENDOR

-----  
*Ashut Saraf*

Tapas Deb Nath  
Vill - Koirpur

2.

1. Sonjay Sonak  
s/o Bakir Khan Sonak  
P.S. Raiganj. U/D

In the presence of :-

**SIGNED, SEALED AND DELIVERED**

subscribed their hands the day, month and year first above written.

**IN WITNESS WHEREOF** the Vendor, and Purchaser have hereto unto set and

On the East : Land of Bikram Kr Saraf  
On the West : N S Road

25

*Ashut Saraf*  
IMPROVE TRADERS PVT. LTD.  
*Bijay Chandra*  
DIRECTOR



SIGNATURE OF THE VENDOR

-----

Ashok Sonof.

U.K. Ghosh

Topas akhrot  
Will - Rajpur

WITNESSES

1. Sonoy Sonof  
s/o Balkrishan Sonof
2. P.S. Rajgani / UID

Paid by way of  
RTGS  
RTGS  
Demand Draft no. 007341 dated 07.05.2019  
on HDFC Bank, Siliguri  
Rs. 5,00,000.00  
Rs. 5,00,000.00  
Total Rs. 55,29,650.00  
(Rupees Fifty five lacs eighty five thousand five hundred six) only after  
deduction of TDS Rs. 55,856/-

**MEMO OF CONSIDERATION**

RECEIVED of and from the within named Purchaser within mentioned sum of Rs. 55,85,506/- (Rupees Fifty five lacs eighty five thousand five hundred six) only (deduction of TDS to be made for Rs. 55,856/-) by the Vendor as total consideration money as per memo below:

Ashok Sonof.

IMPROVE TRADERS PVT. LTD.  
By *anandya*  
DIRECTOR