

04264

04862

1000Rs.



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

1262500f

002986

67th - 11/11/81 - ... Rb' = 18.10 ...

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 These stamps are not valid for use in India unless they are cancelled by the post office.
 These stamps are not valid for use in India unless they are cancelled by the post office.

12/100 - 0906899 - 30.5.05 Rs 9500f
 2/100 - 0906919 - 30.5.05 Rs 9500f
 3/100 - 0906909 - 30.5.05 Rs 9500f
 4/100 - 0906929 - 30.5.05 Rs 6500f
 35000f

Additional Information:
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Handwritten signatures and dates: 31/08/06, 4307/ - 31/8/06, 1307, 31310f, 31/8/06

THIS AGREEMENT is made this 30th day of May
 TWO THOUSAND NINE HUNDRED AND EIGHTY SIX JAKER ALI TAREKAR son
 of Late Bamoli Tarekdar, by faith - Muslim, by occupation -
 Landlord, residing at Atghara, P.S. Rajarhat, Dist. North
 24-Parganas, hereinafter called the "VENDOR"
 (which 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.

कार्यक क्र - 4170 तारीख 26-5-2005

बुला - 1km.
जिल्हा - A. Kala (Soy).
ठिकाण - Himn Compt. ay.
उद्योग - Biju Wammuday ay.
माहिती प्राप्त झाली आहे की

30th day of May
Jaker Ali Tarafdar

उद्योगाचे नाव - विनायक प्राय
इंग्रजी नाव - ...
ड. डि. क्र -

24 MAY 2005
Rs 70000

400 ...
4 ...
...
... (Sal. ...)



- Sw. 4170 = } 1000.00
- Sw. 4171 = } 1000.00
- Sw. 4172 = } 1000.00
- Sw. 4173 = } 1000.00

महाराष्ट्र सरकार



7329 -

महाराष्ट्र सरकार

4009
Jaker Ali Tarafdar
S/o Late Gnanu Ali
Tarafdar
of Akhara P's
Rajapur

Landlord
Jaimal
U.K. ...
Late ...
Akhara P's
Rajapur
Hunder
Business

...
S/o ...
A) High ...
B) ...

...
...

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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2.

A. H. D.

M/S. PASSION VANILYA PVT. LTD. a Company within the meaning of companies Act, having its office at 8/1, Balnagar Street, Kolkata - 700 061, hereinafter called the "PURCHASER" (which expression shall mean and include its successors and successors in office) of the OTHER PART.

WHEREAS One Bana Ali Taraffar by a Registered

Docd

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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3.

Deed of Gift registered at the office of A. D. S. R. Barasat 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 four sons Madali Tarafdar, Jaker Ali Tarafdar, Khochhar Ali Tarafdar & ChhayaSulla 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. 548, R. S. Dag No. 526, 9 Decimal of land at C. S. Dag No. 541, R. S. Dag No. 527, at C. S. Khatian No. 120, R. S. Khatian No. 530, and 10 Decimals of land at C. S. Dag No. 721, R. S. Dag No. 711, 4 Decimal of land at R. S. Dag No. 724, C. S. Dag No. 733, at C. S. Khatian No. 341, R. S. Khatian No. 369, at Mouza- Atghara, P. S. Rajachak along with other properties.

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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4.

AND WHEREAS said Jaker Ali Tarafdar and his said 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 9 Decimal of land at C. S. Dag No. 720, R. S. Dag No. 710, C. S. Khatian No. 341, R. S. Khatian No. 369, at Mouza- Atghara, E. A. sajarhat from one Jant Ali Mondal.

AND WHEREAS the said Jaker Ali 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 84 to 86, Being No. 8364, for

the

the year 1960, purchased 2.5 Decimals of land at C.S. Dag No. 542, R.S. Dag No. 521, at C.S. Dag No. 67, from one Akbarali Mawadkar & Others.

AND WHEREAS the vendor became the owner 1/4th of share of the said property and his name was duly recorded in respect of the said property in L.R. Khatian No. 373.

AND WHEREAS the vendor agrees to sell and the purchaser agrees to purchase all that land measuring 5 Decimals his 1/4th share (60.1) out of 20 Decimals at R.S. Dag No. 523, 526, and 527, C.S. Khatian No. 123, R.S. Khatian No. 530, and .625 or say 5/8 Decimal of land at R.S. Dag No. 528, C.S. Khatian No. 67, C.S. Dag No. 542, and 4.75 or say 19/4 Decimals of land at R.S. Dag No. 711, 724, 710, C.S. Khatian No. 341, R.S. Khatian No. 363, L.R. Khatian No. 216, more or less which is particularly described in the Schedule hereunder written hereinafter called the said property at or for the consideration of Rs. 4,80,000.00 (Rupees Four Lakhs Eighty thousand) only.

NOW THIS INSTRUMENT WITNESSETH AS FOLLOWS :

T H A T in pursuance of the said agreement and in consideration of the sum of Rs. 4,80,000.00 (Rupees Four Lakhs Eighty Thousand) only of the lawful money of the Union of India in hand and truly paid by the purchaser to the vendor on

or

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 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 10.375 Decimals or say 6 Cottahs 5 Chittacks be the same a little more or less at Mouza - Atghara P.S. Rajarhat, at C.S. Dag Nos. 547, 540, 541, 542, 721, 738, 720, R.S. Dag Nos. 533, 526, 527, 528, 711, 728 and 710, C.S. Khatian No. 123, 67, 341, R.S. Khatian No. 530, 368, & L.R. Khatian No. Pri 375, 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 luted 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 thereto belonging or anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held used occupied or enjoyed therewith or reputed to belong or demand are 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

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 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 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, sell, 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 peacefully 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 liens encumbrances whatsoever created made done occasioned or suffered by the vendor or by any person or persons claiming as aforesaid and the purchaser shall mutate its name

in

in the record of Rajarhat Copalpur 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 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 FURTHERMORE THAT the vendor and all his 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 vendor or any person or persons or any breach of the covenant hereunder contained.

The

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 :

ALL THAT piece and parcel of Sali Land (1) Land measuring 5 Decimals at C.S. Dag No. 547, R.S. Dag No. 533 (1/4th of 11 Decimals) and C.S. Dag No. 540, R.S. Dag No. 526, (1/4 of 1 Decimal) and C.S. Dag No. 541, R.S. Dag No. 527, (1/4 of 8 Decimals) and C.S. Khatian No. 123, R.S. Khatian No. 530, C.S. Khatian No. 216.

(2) Land measuring .625 or say 5/8 Decimals at C.S. Dag No. 542, R.S. Dag No. 529 (1/8 of 5 Decimals) C.S. Khatian No. 67, R.S. Khatian No. 542, L.R. Khatian No. 216.

(3) Land measuring 19/4 or say 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 9 Decimals) C.S. Khatian No. 34, C.S. Khatian No. 360, L.R. Khatian No. 375.

Total land measuring 10 and 3/8 Decimals or 6 (Six) Cottahs 5 (Five) Chittacks or the same a little more or less at Mouza- Atghara, P.S. Rajarhat, District North 24-Parganas,

10.

J.L. No.10, R.S. No. 130, Touri No. 172, under Additional District Sub-Registry office at Bichannagar, Salt Lake within the local jurisdiction of Ward No. 6 of ~~92~~ Rajarhat Gopalpur Municipality, TOGETHER WITH all easement right and all right appertaining limits.

IN WITNESS WHEREOF the vendor has hereunto 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. *Sobhans Rohaman*
South Simla

[Handwritten Signature]

SIGNATURE OF THE VENDOR

2. *Vinod Kumar Jindal*
of Alghana

RECEIVED of and from the within named Purchaser within mentioned sum of Rs 4,80,000.00 (Rupees Four Lakhs Eighty thousand) only as a total consideration money as per Memo Given Below :-

MEMO OF CONSIDERATION

Prof Bank Draft - M-236205
drawn on Corporation Bank.
dt. 21.5.05

Rs 4,80,000/-

TOTAL 4,80,000/-

Four Lakhs Eighty thousand only.

WITNESSES :

1. Soti Gaur Rohaman
Soreth Simla
2. Vinod Kumar Jaiswal

[Handwritten Signature]

SIGNATURE OF THE VENDOR

DEED PREPARED BY ME-

[Handwritten Signature]
Amarinder Kataria
Adv. II Cl.
WB/48/179












TYPED BY :

[Handwritten Signature]
HARJOT SAINI
DUII EOH CAL-5

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>Signature</i>	LH.					
	RH.					

ATTESTED :- *Signature*

 <i>Signature</i>	LH.					
	RH.					

ATTESTED :- *Signature*

 PHOTO	LH.					
	RH.					

ATTESTED :-

DATED THIS DAY OF 2005

DEED OF SALE

BETWEEN

JANEF ALI TARAFDAR

VE'DOR

A N D

M/S. PASSION VANIJOYA PVT. LTD

PURCHASER

PREPARED BY-