

13

04704

D-04850

1000Rs.



9/10/17

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

004094

674 - 49/41/144/1 -
28, 18.10.2017



Stamp Exempt
under the Indian Stamp Act, 1899. Schedule I. A. No. 28

8/100 - 59105A
B - 8.6.05
RS 12000/-

A - 2189.00
10-250/102
352/102
352/102

16250/-
11/10/17

CONVEYANCE

31/05/17

Handwritten vertical text on the left margin.

THIS INDENTURE is made this 9th day of June. Two Thousand five Christian Era BETWEEN (1) KAOCHHAR ALI TARAFDAR alias KAUSAR ALI TARAFDAR, son of Late Esmam Ali Tarafdar, ~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ by faith Muslim, by Occupation Landholders, ~~both~~ residing at Atghara under Rajarhat Police Station in the District of North 24-Parganas, hereinafter called the "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs executors, administrators, legal representatives and assigns) of the ONE PART ;

AND

427 03/01/05
 Name: A. K. Kalia Advocate
 Address: H.C. Cur
 Amount: 1000/-

Signature: [Handwritten Signature]

স্বাক্ষর
 মোট টাকার কত কত
 এই টাকার নামে মোট কত টাকার
 টাকার খতিয়ান করা হয়েছে
 উক্তারীর নাম - বাবা কত
 ডেপুটি - খিতা কত

268000

7.35 PM

Approved for 9th June 05
 Kachhar Ali Tarafdar alias K. G. or Ali Tarafdar



৩২০০০০ টাকা
 ৩২০০০০ টাকা

ADD: [Handwritten Address]

29 JAN 2005

1472

Kachhar Ali Tarafdar
 alias K. G. or Ali
 Tarafdar
 Hazi Kachhar
 P.O. Rajarhat
 P.S. Rajarhat
 District - Murshidabad
 Landholder

৩২০০০০ টাকা
 ৩২০০০০ টাকা

Md. Sadek Ali
 son of Hazi Kachhar
 Hazi Kachhar
 P.O. Rajarhat
 P.S. Rajarhat
 District - Murshidabad
 Business

Md. Sadek Ali Tarafdar
 son of Hazi Kachhar Ali Tarafdar
 Vill - Atghara, P.S. Rajarhat
 24 Pargana (N). Business

[Handwritten Signature]

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

004095

-: (2) :-

A N D

DHANPATI TIEUP PVT. LTD., a Company incorporated under the Indian Companies Act, 1956, having its registered Office at 8/1, Lalbazar Street, Kolkata - 700 001, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, administrators and assigns) of the OTHER PART ;

WHEREAS



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

004096

-: (3) :-

WHEREAS One Emam Ali Tarafdar by a Registered Deed of Gift registered at the Office of A.D.S.R.O. 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 4 sons Koochhar Ali Tarafdar, Yad Ali Tarafdar, Jaker Ali Tarafdar and Ohhayafulla Tarafdar, 11 Decimals of land at G.S. Dag No. 547, R.S. Dag No. 533, 1 Decimal of land at G.S. Dag No. 540, R.S. Dag No. 526, 8 Decimals of land at G.S. Dag No.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

004097

-: (4) :-

541, R.S. Dag No. 527, at C.S. Khatian No. 128, R.S. Khatian No. 530 and 10 Decimals 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. 368, at Mouza Atghara, P.S. Rajerhat along with other properties.

AND WHEREAS said Kaochhar Ali Tarafdar and three brothers by a Registered Deed of Conveyance registered at the Sub-Registry Office at Coesipore, Dum Dum, recorded in Book No. I, Being No. 8120, for

the

-: (5) :-

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 Keochhar 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, 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.S. Dag No. 528, at C.S. Khatian No. 67, from one AkbarAli Tarafdar.

AND WHEREAS the Vendor became the owner 1/4th share of the said property and his name was duly recorded in respect of the said property in L.R. Khatian No. 263.

AND WHEREAS the Vendor in urgent need of money has agreed to sell and the Purchaser has agreed to purchase all that land measuring 5 Decimals at R.S. Dag Nos. 533, 526 and 527, C.S. Khatian No. 128, R.S. Khatian No. 530 morefully and particularly described in the Schedule hereunder written hereinafter called the said property at or for the consideration of Rs. 2,00,000/- (Rupees two lacs only).

NOW

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

Original

THAT in pursuance of the said agreement and in consideration of the sum of Rs. 2,00,000/- (Rupees two lacs only) of the lawful money of Union of India in hand truly paid by the Purchaser to the Vendors on 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 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 parcel of land measuring 5 Decimals say 3^(three) Cottahs ^(zero) Chittaks 18^(eighteen) square feet be the same a little more or less at Mouza Atghera, P.S. Rajarhat at R.S. Dag Nos. 533, 526 & 527, Khatian No. L.R. Kri - 263, R.S. Khatian No. 530, more fully 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 in distinguished TOGETHER WITH all fixtures sewers, drains, ways, paths passages water courses, light, 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

at any time heretofore were held 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 into or upon the said land hereby granted and conveyed or otherwise expressed or intended so to be and every part thereof and to the 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 vendors do hereby covenant with the purchaser that they are the vendors have good right full power and absolute authority and indefeasible title to grant sale, convey transfer assigned 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 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 disturbances claim or demand whatsoever from or by the vendors or any person or persons claiming

lawfully

-: (8) :-

lawfully or equitably claiming through any right or estate thereof from under or in trust from the vendors or from or under any of their ancestors in title and that free and clear and freely and clearly absolutely acquitted exonerated 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 Rajarnhat 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 whatsoever 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, successors in office representatives and assign 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 vendors do hereby covenant with the purchaser that the vendor have

not

at any time 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 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 manner aforesaid. AND FURTHER MORE THAT the vendors and all their executors legal heirs representatives and 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 vendors or any person or persons or any breach of the covenant 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 :

ALL THAT Piece and parcel of Sali Land measuring 5 Decimals at C.S. Dag No. 547, R.S. Dag No. 533, (1/4th of 11 decimals)

AND

-: (10) :-

and C.S. Dag No. 540, R.S. Dag No. 526, (1/4th of 1 Decimal)
and C.S. Dag No. 541, R.S. Dag No. 527, (1/4th of 8 decimals)
and C.S. Khatian No. 128, R.S. Khatian No. 530, L.R. Khatian
No. 263, J.L. No. 10, R.S. No. 138, Touzi No. 172 of Mouza
Atghara, Additional District Sub-Registration Office Bidhan
Nagar (Salt Lake City), Pargana Kalikata, within the juris-
diction of Rajarhat Gopalpur Municipality TOGETHER WITH all
easements right and all right appertaining limits under Ward
No. 6 under Rajarhat Police Station in the District of North
24-Parganas.

IN WITNESS WHEREOF the Vendors have heretunto set and sub-
scribed their respective hands on the day, month and year first
above written.

SIGNED AND DELIVERED by
the VENDORS at Kolkata
in the presence of :

1. *Goutam Debbarma*
2 Rajarhat

2. *Vinod Kumar Jaiswal*
of Atghara

1. *স্বাক্ষরিত করে উভয় পক্ষের*
2.

SIGNATURE OF THE VENDORS.

RECEIVED

-: (11) :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 2,00,000/- (Rupees two lacs only) in full payment of the consideration money as per Memo below :

MEMO OF CONSIDERATION

Paid by B/Draft of Corporation Bank Rs 2,00,000/-
No- 291009 Dt- 9/6/05

TOTAL - Rs. 2,00,000=00

(Rupees two lacs only).

WITNESSES :

1. Gosha Bahari
of Tagore
Rajshahi

1. স্বাক্ষরিত
স্বাক্ষরিত

SIGNATURE OF THE VENDORS.

2. Vinod Kumar

Drafted by :

Gosha Bahari
of Tagore
Rajshahi
No- 291009

Typed by :

K.S. Mondal of Bikash Bhawan,
Salt Lake City, Kolkata - 91.

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
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


 PHOTO	LH.					
	RH.					

Handwritten signature and name in Odia script below the photo placeholder.

ATTESTED :- *[Handwritten signature]*

 Srisanta Saha	LH.					
	RH.					

ATTESTED :- Srisanta Saha

 PHOTO	LH.					
	RH.					

ATTESTED :-