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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

088218

6211 - 41/10/71
10 - 8/10/71

no 59/10/71

Ref no. 9212593. 7.8.05
Rs 18000/-

23
A/30/4/71
P/Re 10/71
3/10/71
22/8/71



২২/৮/৭১

THIS INDENTURE is made this 8th day of June .
 TWO THOUSAND FIVE B E T W E E N YAD ALI TARAFDAR Son of
 Late Sham Ali Tarafdar, by faith - Muslim, by occupation -
 Landlord, residing at Atghara, P.S. Rajarhat, Dist. North
 24-Parganas, hereinafter called the "V E N D O R"
 (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.

AND

1945

A - Kalar (Hw)
Calcutta High Court
Cal-1

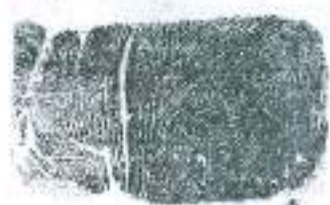
Calcutta
12, Netaji
Calcutta

30 MAY 2005



City Office
yad Ali
Tarafdar
- 8 JUN 2005

ইয়াস আলি ওর ২০২,৭৮



২০৪২

ইয়াস আলি ওর ২০২,৭৮

Vinod Kumar Jaiswal
S/o Lt - Tribeni Lal Jaiswal
of Atghara
Business.

yad Ali Tarafdar
S/o ~~late~~
Ali Tarafdar
of Atghara
Rajshahi

Vinod Kumar Jaiswal
S/o Lt Tribeni Lal
Jaiswal of
The Office
Atghara

ADD: Netaji Subhas
Museum, Salt Lake City

8 JUN 2005

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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2.

A N D

M/S. DHANAPATI TIE-UP PVT LTD. a Company within the meaning of Companies Act, having its office at 8/1, Lalbazar Street, Kolkata - 700 001, hereinafter called the "PURCHASER" (which expression shall mean and include its successors and successors in office) of the OTHER PART.

WHEREAS One Emam Ali Terafdar by a Registered

Deed



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 149, Being No. 7579, for the year 1973, made gift and transferred in favour of his four sons Yadali Tarafdar, Jaker Ali Tarafdar, Koochhar Ali Tarafdar & Chhayafulla 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.540, R. S. Dag No.526, 8 Decimal of land at C. S. Dag No.541, R. S. Dag No. 527, at C. S. Khatian No. 129, 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. Rajarhat along with other properties.

AND



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087647

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. 9120, 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. 360, at Mouza- Atghara, P. S. Rajarhat from one Jamat 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. 8864, for

the

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 Parsifdar & 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. 378.

AND WHEREAS the vendor agrees to sell and the purchaser agrees to purchase all that land measuring 5 decimals his 1/4th share (full) out of 20 decimals at R.S. Dag No. 533, 526 and 527, C.S. Khatian No. 118, R.S. Khatian No. 530 and .625 or say 5/8 decimals ^{was R.S. Dag No-528} i.e. 5.625 decimals in total or say 3 three cottaks 6 (six) chittaks 21 (twenty one) square feet of land ^{Can} ~~at~~ R.S. Dag No. 526, C.S. Khatian No. 57, C.S. Dag No. 542 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. 2,75,000/- (Rupees two lacs seventy five thousand only).

NOW THIS INSTRUMENT WITNESSETH AS FOLLOWS :-

THAT in pursuance of the said agreement and in consideration of the sum of Rs. 2,75,000/- (Rupees two lacs seventy five thousand only) of the lawful money of the Union of India in hand and truly paid by the Purchaser to the Vendor on

6.

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 5.625 decimals or say 2 cottahs 6 chittacks 21 square feet be the same a little more or less at Mouza Atghara P.S. Rajarhat at R.S. Dag No. 533, 526, 527, 528, R.S. Khatian No. 530, 542 and L.R. Khatian No. Kri 216, 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 butted 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 hold 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 inalienable title to grant, sale, 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 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 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 and 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 the record of Rajarhat 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 vendor do hereby further covenant with the purchaser that the vendor and all persons living 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 FURTHER MORE THAT 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,

D.

The Purchaser shall have absolute right to sell transfer, 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 8 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. ⁵²⁷537 (1/4 of 8 decimal and C.S. Khatian No. 118, R.S. Khatian No. 530, L.R. Khatian No. 216.

(2) Land measuring $.625$ or may $5/8$ Decimals at C.S. Dag No. 542, R.S. Dag No. 525 (1/8th of 5 decimals C.S. Khatian No. 67, R.S. Khatian No. 542, L.R. Khatian No. 216.

Total land measuring $5-5/8$ Decimal i.e. 3 (three) cottahs 6 (six) chittacks 21 (twenty one) square feet be the same a little more or less at Mouza Atghara, P.S. Rajarhat District North 24-Parganas J.L. No. 10, R.S. No. 138, Touzi No. 172, under Additional District sub-Registry office at Bidhannagar, Salt Lake within the local jurisdiction of ward No. 6 of Rajarhat Gopalpur Municipality together with all easement right and allrights, appurtenanting limits.

10.

IN WITNESS WHEREOF the vendors has hereunto set and subscribed his respective hands and seals on the day, month and year first above written.

SOME STATES ARE

DELIVERED in the

presence of-

1. *Vinod Kumar*
of *Atghara*.

श्री २५/१०/१९७३

SIGNATURES OF THE VENDOR

2. *श्री २५/१०/१९७३*
७२५३५

11.

RECEIVED of and from the within named purchaser
within mentioned sum of Rs. 2,75,000/- (Rupees Two Lacs.
Seventy five thousand) only as a total considera-
-tion money as per terms given below :-

MODE OF SETTLEMENT

Received the full amount of Rs. 2,75,000/- by a. Bank order
No. 001991/2005 drawn on Corporation Bank. D. 07/06/2005.

WITNESSES :

1. Vinod Kumar Jaiswal

2. Jagdish Chandra Jaiswal

ইয়াদু আনিওব ২০ ১৯৭

SIGNATURE OF THE VENDOR

DATE PREPARED BY :










Amanendra
for H. C. Jaiswal
D. 07/06/2005

WITNESSES :
M. S. Jaiswal
D. 07/06/2005

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>Lalit Kumar Singh</i>	LH.					
	RH.					

ATTESTED :- *Lalit Kumar Singh*

PHOTO <i>श्री २२१५ आर. वि. ७२२५२५५</i>	LH.					
	RH.					

ATTESTED :- *श्री २२१५ आर. वि. ७२२५२५५*

PHOTO	LH.					
	RH.					

DATED THIS DAY OF - 2005

DEED OF SALE

BETWEEN

YADALI TARAFDER

VEIDOR

AND

DHANAPATI TIEUP
M/S. ~~DA~~ ALISA PVT. LTD

PURCHASER

1357/51

PREPARED BY-