

04701

D-04865

1000Rs.



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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

074 - 41/WBP/ 002997

Stamp duty on the W. B. L. R. lot. 19-10-1957 stamped exempt from duty under the Indian Stamp Act 1899. See I. A. No. 23



Safia Khatun by her son
of Mr. Kausar Ali Tarafdar.



কসার আলি তারফদার
এর পুত্র সফিয়া খাতুন

Ref No. 591058
D. 8.6.05
AS 40800/-

A=61497

33978
4669/-
31/3/08

ADDI Estate Reg-Register
Stamp Duty (This Estate)

A-4669

THIS INDENTURE is made this 9th day of June 1958

TWO THOUSAND FIVE HUNDRED BETWEEN (1) KAUCHHAR ALI TARAFDAR Alias KAUSAR ALI TARAFDAR Son of Late Eman Ali Tarafdar (2) SAFIA KHATUN Wife of Kausar Ali Tarafdar, both by faith - Muslim, by occupation - Landlords, residing at Atghera, P. S. Rajarhat, Dist. North 24-Parganas, hereinafter called the "V E N D O R S" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

5-4000
8-40800
17800
23
591058
A=61497
4107

10/- = 250/-
102/-
352/-

A=46697
Realised by

Year no. 00595/0
102/-
352/-

1409 00/-

কালক নং - 4182 তারিখ - 26-5-2005

মূল্য - 1500/-
ক্রেতা - A. Kala Company

ঠিকানা - Him Com

ভেণ্ডার - Bijay Kumar Das

লাইসেন্স প্রাপ্ত স্থানীয় ভেণ্ডার
কাশিপুর দক্ষিণ এ. ডি. এম. অফিস

9th Jun 2005
the Registrar of Companies
Add. District Office
Kansar Ali Tarafdar

ভেণ্ডারের নাম - বিজয় কুমার দাস
ই-কার্ডের নাম - বিজয় কুমার
ই. ডি. নং -
স্থানীয় পরিদপ্তর -
ই. ডি. নং -
RS 70000



নং নক - Rs 4000/-
১ বাবাক - (3)
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১০০ বাবাক -

১/১৮২ Rs 1000 = 00
১/১৮৩ Rs 1000 = 00
১/১৮৪ Rs 1000 = 00
১/১৮৫ Rs 1000 = 00
Rs 4000 = 00

বর্তমান অফিস ওয়েবসাইট
ওয়েবসাইট বর্তমান অফিস ওয়েবসাইট

1472

বর্তমান অফিস ওয়েবসাইট
ওয়েবসাইট বর্তমান অফিস ওয়েবসাইট

1473

Safia Khatun
by the pen of Md Sadek Ali Tarafdar

Md. Sadek Ali Tarafdar.
son of Hazi Kansar Ali Tarafdar
of Atgharia P.S. Rajarhat, 24th
business

1) Kansar Ali Tarafdar
S/O Hazi Zaman Ali Tarafdar
of Atgharia, Rajarhat
Muzaffarpur, R/10
Safia Khatun

2) Kansar Ali Tarafdar
Atgharia
Rajarhat
Dist. 24 Parganas North by Ganga
Muzaffarpur by prof Ganga
Muzaffarpur by prof Ganga

Md Sadek Ali Tarafdar
Hazi Kansar Ali
of Atgharia Tarafdar
Rajarhat
Dist. 24 Parganas North by Ganga
Muzaffarpur by prof Ganga
Muzaffarpur by prof Ganga

ADD. District Sub-Registrar
Muzaffarpur (Salt Lake)
9 JUN 2005



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

002998

2.

A N D

M/S. DANDAR AGENCIES PVT. LTD. a Company within the meaning of Companies Act, having its office at 9/1, 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.

W H E R E A S one Enam Ali Tarafdar by a Registered Deed of Gift registered at the office of A. D. S. R. Barasat

recorded



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

002999

3.

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 4 Sons Kachhar Ali Tarafdar, Yaq Ali Tarafdar
Jaker Ali Tarafdar and 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 Decimals of land at
C. S. Dag No. 541, R. S. Dag No. 527, at C. S. Khatian No. 128, R. S.
Khatian No. 530, and 10 Decimal 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. Rajarhat along with other properties.

AND



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

003000

4.

AND WHEREAS said Kaochhar Ali Tarafdar and 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 ^(Five) 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 Jemat Ali Mondal.

AND WHEREAS the said Kauser Ali Tarafdar and his said three brothers by a Registered Deed of conveyance registered at

the

-: (5) :-

the Sub-Registry Office at Consipore, 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. Dag No. 67, from one Akbarali Tarafdar.

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

AND WHEREAS the Vendor No. 2 and three other Co-sharer Achhiya Khatoon, Rabiya Khatoon, Sahara Khatoon by two Registered Deed of conveyance registered at A.D.R. Barasat recorded in (1) Book No. I, Volume No. 46, pages 182 to 185, Being No. 2578 for the year 1979 and (2) Book No. I, Volume No. 19, pages 81 to 84, Being No. 700 for the year 1980, purchased 25 decimals of land at Mouza Atghara, P.S. Rajarhat at C.S. Dag No. 549, R.S. Dag No. 525.

AND WHEREAS the Vendors jointly agree to sell and the Purchaser agrees to purchase all that land measuring 5/8 or .625 decimals of land at R.S. Dag No. 528, C.S. Khatian No. 67, C.S. Dag No. 542, and 19/4 or 4.75 Decimals of land at R.S. Dag No. 711, 724, 710, C.S. Khatian No. 341, R.S. Khatian No. 368, L.R. Khatian No. 263 and 25/4 or 6.25 decimals

of

-(6)-

of land of C.S. Dag No. 549, R.S. Dag No. 535, morefully and particularly described in the Schedule thereunder written hereinafter called the said property at or for the consideration of Rs. 5,60,000/- (Rupees five lacs sixty thousand only).

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

THAT in pursuance of the said agreement and in consideration of the sum of Rs. 5,60,000/- (Rupees five lacs sixty thousand only) of the lawful money of Union of India in hand and truly paid by the Purchaser to the Vendors 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 11 & 5/8 or 11.625 Decimals say 7 (seven) cottans 24 (twenty four) square feet be the same a little more or less at Mouza Atghara, P.S. Rajarhat, at R.S. Dag Nos. 528, 711, 724, 710, and 535, Khastian No. L.R. Kri 263 and 901/2, R.S. Khatian Nos. 530, 368 and 49, morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the 'said land'.

OR

-: (7) :-

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 fixture 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 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 unto 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 Purchasers absolutely and forever and the vendors do hereby covenant with the purchaser that they the vendors have good right full power and absolute authority

authority and indefeasible title to grant sale, convey, transfer assigned 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 Vendors 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 exonerated and released or otherwise by and at the costs and expense of the vendors well and sufficiently save indemnified or from and against all and all manner of claims charges liens, debts attachments dispendences 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 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 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 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 Vendors do hereby covenant with the purchaser the the vendors 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 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 :

1. ALL THAT piece or parcel of Sali Land measuring an area $5/8$ on .625 Decimals at C.S. Dag No. 542, R.S. Dag No. 528 (1/4th of 2.5 decimals) C.S. Khatian No. 67, R.S. Khatian No. 542, L.R. Khatian No. 263.

2. Land measuring $19/4$ on 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 5 decimals) C.S. Khatian No. 341, R.S. Khatian No. 368, L.R. Khatian No. 263.

3. Land measuring $25/4$ on 6.25 decimals in C.S. Dag No. 549, R.S. Dag No. 535 (1/4th of 25 decimals) C.S. Khatian No. 50, R.S. Khatian No. 49, L.R. Khatian No. 901/2.

Total land measuring $11 \frac{5}{8}$ or 11.625 say 7 cottahs 24' square feet be the same a little more or less at Mouza - Atghera, 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 all rights appertaining limits.

-: (11) :-

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

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

স্বাক্ষরিত করিয়া প্রেরণ করা

1. *Sushila Bhabani Das*
of Rajshahi.

1.



Safia Khatun

2.

Md. Sadek Ali Tarafder

SIGNATURE OF THE VENDORS.

2. Md Sadek Ali Tarafder.
Vill- Atghara, 24 Pargana (N)

RECEIVED

-: (12) :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 5,60,000/- (Rupees five lacs sixty thousand only) as a total consideration money as per Memo below :

MEMO OF CONSIDERATION

Paid by pay order No - 191023 of Rs. 5,60,000/-
corporation Bank - Dharmatala
dated 09/06/2005.


TOTAL Rs. 5,60,000=00
=====

(Rupees five lacs sixty thousand only).

WITNESSES:

1. Gosthi Bihari Chak
of Rajshahi.

2. Md. Sadek Ali Jaraffer.

বস্তাফর সাদেক আলি জারাফের
বস্তাফর.
1.  Safia Khatun
2. Md. Sadek Ali Jaraffer.
SIGNATURE OF THE VENDORS.

Drafted by :

Gosthi Bihari Chak
of Rajshahi.
Doc - XVI - A

Typed by :

K. S.

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

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

| | | | | | | |
|-------|-----|--|--|--|--|--|
| PHOTO | LH. | | | | | |
| | RH. | | | | | |

Handwritten signature in Bengali script: *স্বাক্ষরিত করিয়াছেন*

উক্ত কাজে স্বাক্ষরিত করিয়াছেন

ATTESTED :-

| | | | | | | |
|---|-----|--|--|--|--|--|
|  Pradeep Hire | LH. | | | | | |
| | RH. | | | | | |

ATTESTED :- Pradeep Hire wat

| | | | | | | |
|-------|-----|--|--|--|--|--|
| PHOTO | LH. | | | | | |
| | RH. | | | | | |

Handwritten signature: *Safia Khatur by the pen of Md. Sadek Ali Tarafder.*

ATTESTED :- Safia Khatur by the pen of Md. Sadek Ali Tarafder.

=====

DATED THIS DAY OF 2005

=====

BETWEEN

KAOCHHAR ALI TARAFDAR & ANR.

... VENDORS.

AND

... PURCHASER.

64-26

-: CONVEYANCE :-