

16

04544

L-04885

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

088209

नं० 260 - 115/111/1178/1 - 3/3/2004
 नं० 674 - 111/1178/1 - 18/10/2004
 नं० - 576/2004

रू०. 92260
 रू. 7.6.05
 रू 14400/-

10/A-2519/06

1903
 13850/-



1905/31/3/06

THIS INDENTURE is made this the... 8th day of June ...

in the Year Two Thousand Five BETWEEN YADALI TARAFDAR son
 of Late Enam Ali Tarafdar, by faith - Muslim, by Occupation -
 Landlord, residing at Atghara, P.S. Rajarhat, District 24-Parganae
 (North), hereinafter called the "VENDOR" (which terms

or ...

43717
 A. Kala. Act.
 High Court
 Cal.
 27/5/2005
 40



স্বাক্ষর আর্টিকেল ৩৩ ২০ ১৭০



7882

স্বাক্ষর আর্টিকেল ৩৩ ২০ ১৭০

Justice B. C. Choudhury
 8/0 dt. Y.C. Choudhury
 Jagadishpur
 Rajshahi
 Dhaka

10/40
 8th June
 Year: Ak Tarafdar

Handwritten signature
 11 JUN 2005

Handwritten signature

Year: Ak Tarafdar
 S/O Late Emdan Ali
 Tarafdar
 Atghara
 Rajshahi
 Late Lord

Handwritten signature
 Jagadishpur
 Rajshahi
 Late Lord

Handwritten signature

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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or 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.

A N D

M/S. GUL MOHOR AGENCY 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 unless excluded by or repugnant to the context be deemed to mean and include its successors and successors-in-Office) of the OTHER PART.

WHEREAS ...

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

088129

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WHEREAS One Emam Ali Tarafdar, by a Registered Deed of Gift registered at the Office of A.D.S.R. Barasat, recorded in Book No.1, Volume No.96, Pages from 135 to 148, Being No. 7579, for the year 1973 made Gift and transferred in favour of his four sons Yadali Tarafdar, Jakir Ali Tarafdar, Karchhar Ali Tarafdar, and Chhafulla Tarafdar, 11 Decimals of land at C.S. Dag No.547, R.S. Dag No.533, 1 Decs. of land at C.S. Dag No.540, R.S. Dag No.526, 8 Decs. of land at C.S. Dag No.541, R.S. Dag No.527 all at C.S. Khatian No.118, R.S. Khatian No.530, and 10 Decs. of land at C.S. Dag No.721, R.S. Dag No.711, 4 Decs. of land at R.S. Dag No.724, C.S. Dag No.733, at C.S. Khatian No.341, R.S. Khatian

No. ...

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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1s

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No. 368, at Mouza Atghara, P.S. Rajarhat, along with other properties.

AND WHEREAS said Yadali Tarafdar and his said Three brothers a Registered Deed of Conveyance registered at the Sub Registry Office at Cossipore Dum Dum, recorded in Book No.1, Being No.8120, for the year 1967 purchased 9 decs. 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 ...2

AND WHEREAS the said Madali 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 from 84 to 86, Being No. 8864, for the year 1960, purchased 2.5 Decimals of land at C.S. Dag No. 542, H.S. Dag No. 528, at C.S. Khatian No. 67, from one Akbar Ali Tarafdar & Others.

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. 216.

AND WHEREAS the Vendor agrees to sell and the Purchaser agrees to purchase ALL THAT land measuring 19/4 or 4.75 decimals of land at H.S. Dag No. 711, 724, 710, C.S. Khatian No. 341, H.S. Khatian No. 368, L.R. Khatian No. 216, morefully and particularly described in the Schedule hereunder written, hereinafter called the said property at or for the consideration of Rs. 2,30,000/- (Rupees two lacs thirty thousand only).

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

THAT in pursuance of the said agreement and in consideration of the sum of Rs. 2,30,000/- (Rupees two lacs thirty thousand only) of the lawful money of the Union of India in hand and truly paid by the Purchaser to the Vendor on or before the execution of these presents, doth hereby admit and acknowledge and of and from ...

from

from the said 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 4.75 decimals or 2 (two) cottahs 13 (thirteen) chittacks and 44 (forty four) square feet be the same a little more or less at Mouza Atghara, P.S. Rajarhat, R.S. Dag No. 711, 724 & 710, Khatian No. Kri 216, 368 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 thereof 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 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 vendor into or upon the said land hereby granted and conveyed or otherwise expressed or intended soto be and every part thereof and to enjoy ..

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, 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, lispendences and encumbrances whatsoever created made done occasioned or suffered by the Vendor or by any person or persons claiming ...

claiming as aforesaid and the purchaser shall mutate its name in the records 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 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 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 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 ...

AND FURTHER MORE THAT the vendor and all his executors, legal heirs, representatives shall at alltimes 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 Purchaser shall have absolute right to selltransfer, mortgage Gift or let o t the said property and purchaser has absolute right to mutata 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 19/4 or say i.e. 4.75 decimals, C.S. Dag No. 721, R.S. Dag No. 711 (1/4 of 10 Decimals), C.S. Dag No. 723, 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. 216.

Land measuring 4.75 decimals 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. 133, Touzi No. 172, under Additional District Sub-Registry Office at Bidhannagar, Salt Lake within the Local jurisdiction of Rajarhat Gopalpur Municipality together with all easement right and all right appertaining limits.

RECEIPTS of Rs. from the within named purchaser
the within mentioned sum of Rs. 230,000 (Rupees Two
Lakh Thirty thousand only) only being the full
consideration money as per memo below :-

MODE OF CONSIDERATION

By Pay order drawn on Corporation
Bank Dharmshila Branch No - 318852
dt. 7.6.05 for Rs. 230,000/-

Rs. 230,000/-

(Two Lakh Thirty thousand only)

RECEIPTS :

1. Jamal Uddin Taseebdar 2247/2010/2032/20

2. Union Punjabia

RECEIPTS OF THE PURCHASER

DEED PREPARED BY ME-

Aman Singh Kale,
A. S. H. C. C.
WB/480/79

TYPED BY :

HEALTH ENGINEER
D.M. NO. 246-30.

10.

_____ the vendor have hereunto set and
subscribed his respective hands and seals on the day, month and
year first above written.

SIGNED AND SEALED AND

DELIVERED in the

presence of-

1. Jamal Uddin Tarafdar
Alghara

২৩/১১/১৯৩৩










SIGNATURE OF THE WITNESSES

2. Vinod Kumar
of Alghara

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

| | | | | | | |
|---|-----|---|---|--|---|---|
|  <i>Lalit Singh</i> | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- *Lalit Singh*

| | | | | | | |
|--|-----|---|---|--|---|---|
|  <i>श्रीमान् श्रीमान् श्रीमान्</i> | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- *श्रीमान् श्रीमान् श्रीमान्*

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

ATTESTED :-

DATED : THIS THE DAY OF 2005.

B E T W E E N

YADALI TARAFDAR. ... " V E N D O R "

A N D

M/S GUL MOHAR AGENCY Pvt Ltd.

... " P U R C H A S E R "

SH - HS
AS

DEED OF CONVEYANCE

PREPARED BY :