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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

076789

① 8982002 H. 2.2.2002 Rs. 10410/-
 ② 395004 H. 14.8.08 Rs. 14400/-

H/M/PT
 18-10-2004

Feb 1980
 recd - 200
 31/8/00

US 5 (1) of the W. B. L. R. Act, 1988 duty Stamped Exempt from does not require stamp duty under the Indian Stamp Act 1899. Schedule I. A. No. 23

Fees Paid... 10/-
 A = 1694
 B = 7
 1701

45764
 [Signature]

CONVEYANCE

THIS INDENTURE is made on this 2nd day of February Two Thousand Six BETWEEN SRI UMESH PROSAD SHARMA, son of Late Dukshi Sharma, residing at Hatiara under Rajarhat Police Station in the District of North 24-Parganas, by faith - Hindu, by occupation - Business, Indian Citizen, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART ;

AND

S - 2000
 D - 10410
 12/11/00
 1.55,000
 Balu 10000
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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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--: (2) :-

A N D

MCNAJAT ALI TARAEDAR, son of Late Hamizaddin Taraedar, residing at Atghara under Rajerhat Police Station in the District of North 24-Parganas, by faith Muslim, by occupation Business, Indian - Citizen, hereinafter called the "CONFIRMING PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the SECOND PART ;

AND



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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-: (3) :-

A N D

M/S GULMOHAR AGENCY PVT. LTD., a Company incorporated under the Indian Companies Act, 1956, having its registered office at 8/1, Lalbazar Street, (3rd floor), 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 THIRD PART ;

WHEREAS



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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-: (4) :-

WHEREAS Kaochhar Ali Taraifdar along (with) his three brothers seized and possessed a piece and parcel of land measured an area of . 30 Decimals in C.S. Dag No. 550 under C.S. Khatian No. 45/1, comprised in R.S. Dag No. 536 under R.S. Khatian No. 25 lying in Mouza - Atghara, P.S. Rajarhat, District North 24-Parganas along with other properties which they obtained by a registered Hebanama (Gift) Deed executed and registered at Barasat Sub-Registry office by their father Emam Ali Taraifdar vide Book No. I, Volume No.96, Pages 136 to 148 and Being No.7579 for the year 1973 (dt. 1.9.1972).

AND

-: (5) :-

AND WHEREAS the said Kaochhar Ali Tarafdar as obtained and became legal and bonafide owner $\frac{1}{4}$ th share of land of 30 decimals in R.S. Dag No. 536 and the same share of land was duly recorded in his name by Kri Khatian No. 216 in the last L.R. Settlement Zarip.

AND WHEREAS the said owner Kaochhar Ali Tarafdar sold or transferred his full share of land an area of 7.5 decimals in favour of the purchasers therein (1) Umesh Prasad Sharma and Monajet Ali Tarafdar along with other property vide a registered Deed of Conveyance (Bengali Deed) at A.D.S.R.O. Bidhan Nagar recorded in Book No. 1, Volume No. 108, pages 283 to 292 and Being No. 5343 for the year 1988.

AND WHEREAS thus, the Vendor herein Sri Umesh Prasad Sharma as became the absolute bonafide owner 50% share of 7.5 decimals land i.e. 3.75 decimals in his own portion land in which he has been possessing and enjoying in his own khas free from all encumbrances.

AND WHEREAS the vendor herein this deed such as legal and bonafide owner the hereunder schedule landed property and has every good and fair marketable title to transfer the schedule land.

I am Confirming Party do hereby confirm and have consent to sell the hereunder schedule landed property.

AND

-: (6) :-

AND WHEREAS the Vendor herein has agreed to sell hereunder Schedule landed property and the Purchaser has/have agreed to purchase ALL THAT piece and parcel of land 3.75 decimals or equivalent to 2 cottahs 4 chittacks 14' square feet more or less undivided full share of khas land morefully and particularly described hereunder written hereinafter called the said property at or for the consideration value of Rs.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement in consideration of the said sum of Rs. 1,55,000/- (Rupees *one lac fifty five thousand* only) by the Purchase before the execution of these presents the receipt of which the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquired, released and discharge the Purchaser its heirs, executors, administrators and legal representatives every one of the said convey, transfer and assure unto the Purchaser its heirs, successors administrators free from all encumbrances all that piece and parcel of land measuring 3.75 decimals be the same a little more or less at Mouza Atghara, P.S. Rajarhat at Dag No. 536, J.L. No. 10, Touzi No. 172, morefully and particularly described in the Schedule hereunder written and hereinafter called the said property.

OW HOWSOEVER OTHERWISE the said land or any part thereof now are or is heretofore were or was situated tenanted butted bounded called known numbered described distinguished together

with

-: (7) :-

with walls, water course, lights, rights, liberties privileges easements, appendages, appurtenances whatsoever to the said land belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to or to be appurtenant thereto. And all the estate right title interest claim and demand whatsoever of the Vendor into or upon the said property or any part thereof together with all deeds pattahs and muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which now are or thereafter shall or may be in the possession power or control of the Vendor or any other person or persons from whom he or they or any of them may procure the same without any action together with the benefits of all covenants relating to any deeds pattahs and muniments of title whatsoever relating to any deeds pattahs and muniments the said property hereby granted transferred and conveyed or expressed so to be unto and to the use of the Purchaser that notwithstanding any act, deed or thing by the Vendor by any of his ancestors or predecessors in title done executed or knowingly suffered to the contrary be the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently and absolutely seized and possessed or to the said property hereby granted, transferred and conveyed or expressed so to be and every part thereof for perfect and indefeasible estate of inheritance without any manner or condition and use trust or other things whatsoever to alter defeat encumber or make void the said and that notwithstanding

any

-: (8) :-

any such act deeds or things whatsoever as aforesaid by the vendor have now himself have good right full power to grant the said property hereby granted, transferred and conveyed expressed as to be unto and to the use of the Purchaser shall and may at all times hereafter peaceably and quietly possess enjoy the said land received the rents, issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor any person or persons lawfully equitably claiming from under or in trust for him or from or under any of his ancestors or predecessors in title and that free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or by any of his ancestors or predecessors in title or any person or persons lawfully or equitably from under or in trust for him and further the vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the said property or any part thereof and at the request and costs of the Purchaser do and execute or cause to be done and execute all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali land measuring an area of 3.75 Decimals equivalent to 2 ^{two} cottahs 4 Four Chittacks 14 ^{four} ^{square} feet

feet

-: (9) :-

feet i.e. 50% of 7.5 decimals out of total 30 decimals and being the undivided land of C.S. Dag No. 550, under C.S. Khatian No. 45/1, comprised in R.S. ^{L.R.} Dag No. 536, R.S. Khatian No. 25, L.R. Khatian No. 263, J.L. No. 10, R.S. No. 133, Touzi No. 172, L.R. Touzi No. 10 which lying and situate in Mouza - Atghara, P.S. Rajarhat, District 24-Parganas and within limit of Rajarhat Gopalpur Municipality under ward No. 6 and also under the jurisdiction of A.D.S.R.O. Bidhannagar (Salt Lake City).

The said land is Rayat Dakhali under the Govt. of West Bengal. The proportionate annual rent will be paid according to land holding revenue Act, Govt. of West Bengal.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand on the day, month and year first above written.

SIGNED & DELIVERED by the VENDOR at Kolkata in the presence of :

1. Rahul Jain
OF ATGHARA

Umesh Prasad Das
SIGNATURE OF VENDOR.

2. Vinod Kumar Ghosh

Sanjay Kumar Ghosh
SIGNATURE OF THE CONFIRMING PARTY

Witnessed by
Gosha Behari Ghosh
(Gosha Behari Ghosh) of Jagdishpur, P.S. Rajarhat, Licence No. DW-XV-I.

Done by
Amarendra
Kale
Asst. H. Com
at
21/11/19

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

RECEIVED

-: (10) :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 1,55,000/- (Rupees one Lakh fifty five thousand only) in full payment of the consideration money as per Memo below :

MEMO OF CONSIDERATION

Paid by Cheque No. 113587,
drawn on Coop. Bank - Dharmatā,
dt 2/02/06.

Rs. 30,000/-

By Cheque No. 113588,
drawn on Same Bank & Branch
dt 2/02/06.

1,25,000/-

TOTAL - Rs. 1,55,000/-

(Rupees)

WITNESSES:

1. Rakesh Jain
OF ASGHARA

Umesh Prasad Sharma

SIGNATURE OF THE VENDOR.









2. Vinod Kumar Jain
of Asghara

सहस्ररूपयुक्तं धनं प्राप्तं












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

	LH.					
	RH.					

ATTESTED :- *Sumanlal Jain*

	LH.					
	RH.					

ATTESTED :- *Sumanlal Jain*

	LH.					
	RH.					

ATTESTED :- *Umesh Prasad Chandra*

=====
DATED THIS DAY OF 2006
=====

BETWEEN

SRI UMESH PROSAD SHARMA

.... VENDOR.

A N D

MUNAJAT ALI TARAFDAR

... CONFIRMING PARTY

A N D

M/S. _____ PVT. LTD.

... PURCHASER.

-: CONVEYANCE :-