

5885

6557/11
I 6550/2011



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 10769

Signature Sheet and
Endorsement Sheet are
the Part & Parcel of the
Instrument.



5.4.1997/2011/11

Signature
District Sub-Registrar-1
Hooghly
29 SEP 2011



Signature

DEED OF INDENTURE OF SALE

THIS DEED OF INDENTURE made this the 28th day of September Two

Thousand Eleven

BETWEEN

OYAJED ALI SEKH, Son of Late Latiph Sekh, by Faith- Muslim, by Nationality -
Indian, by occupation-Farmer, residing at Village and post office Belmuri, Police

23 SEP 2011

5000/-

Sl. No. 4520 Di. Rupee.
Mr. Sri/Smt.
Address.
P. S.
Vendor.

Santosh K. Dey
ALIPUR POLICE COURT
Kolkata - 27

1-5000/-

Sy. Wajed Ali



V.T. 1
1637

Sy. Wajed Ali



V.T. 1
1636



Qana Sana's

Sis Kumar Dharu

C/o Radhashyam Dharu

Vill - P.O. Gopel nagar

P.S. Singur - Hooghly

[Signature]

District Sub-Registrar
Hooghly

23 SEP 2011

collusion

-Dhania Khali, District -Hooghly, in the state of West Bengal hereinafter referred to as the "VENDOR" (which term or 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 FIRST PART.

AND

M/S.SAKAMBARI PROCESSORS PRIVATE LIMITED a Private Limited company within the meaning of the Companies Act 1956, having its Registered Office at 1/1A, Vansittart Row, Room No.6, 1st Floor., Police Station- Hare Street, Kolkata -700 001, represented by its Director MRS. MEERA SAWARIA, Wife of Mr. Surendra Kumar Sawaria and at present residing at CB-32, Slat Lake City, Police Station - Bidhan nagar, Kolkata- - 700 064, hereinafter referred to and called as the "PURCHASER" (which expression will unless excluded by or repugnant to the subject or context be deemed to include its successor or successors-in-office, nominee or nominees, administrators and assigns) of the OTHER PART.

WHEREAS one OYAJED ALI SEKH is the sole and absolute owner of ALL THAT the piece and percale of Sali Land measuring 17 Sattak (decimal) be the same a little more or less being R.S. Dag No. 793, Khatian No. 62, of Mouza - Kagnan, J. L. No. 37, L.R. Dag No.17 under Makalpur Gram Panchyat, Post office- Makalpur, Police Station- Dadpur, District Hoogly (which is more fully and particularly described in the Schedule mentioned herein below)

AND WHEREAS the said Oyajed Ali Sekh while absolutely seized and possessed as sole and absolute owner of said Sali land duly recorded his name in the Settlement Record of Rights and went on possessing the same absolutely free from all encumbrances by paying all rates and taxes for the same and remained to enjoy the

benefits of the said land without any interference whatsoever, the said land is fully and particularly described in the Schedule mentioned herein below and referred to as the "Said Land

AND WHEREAS the said Oyajed Ali Sekh the owner/Vendor herein while remaining seized and possessed as the absolute owner in respect of said land and intended to sell the same to the intending buyer as he was dire need of money and on coming to know about the intention of the said Oyajed Ali Sekh the purchaser herein approached him for purchase of said Sali land and accordingly agreement was executed between them to the said effect.

AND WHEREAS the vendor have decided to sell his said **ALL THAT** the piece and percale of Sali Land measuring 17 Sattak (decimal) be the same a little more or less being R.S. Dag No. 793, Khatian No. 62, of Mouza – Kagnan, J. L. No. 37, L.R. Dag No.17 under Makalpur Gram Panchyat, Post office- Makalpur, Police Station- Dadpur, District Hooghly (which is more fully and particularly described in the Schedule mentioned herein below) and the purchaser herein have agreed to purchase the same on payment of consideration money amounting to Rs.5,50,000/- (Rupees Five Lacs Fifty Thousand) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the aforesaid Agreement and in consideration of the said sum of Rs.5,50,000/- (Rupees Five Lacs Fifty Thousand) only well and truly paid to the Vendor by the Purchaser, the receipt whereof the Vendor doth hereby admit and acknowledge and in consideration of the payment thereof, the Vendor doth hereby acquit, release and forever discharge the said Purchaser as well as the said land, hereby conveyed the vendor doth hereby grant, transfer, convey, sell, assure and assign to and unto the Purchaser free from encumbrances, attachments and other defects in title **ALL THAT** the piece and

percale of Sali Land measuring 17 Sattak (decimal) be the same a little more or less being R.S. Dag No. 793, Khatian No. 62, of Mouza – Kagnan; J. L. No. 37, L.R. Dag No.17 under Makalpur Gram Panchyat, Post office- Makalpur, Police Station- Dadpur, District Hooghly as delineated in the map or plan annexed hereto and bordered with the colour "Red" (which is more fully and particularly described in the **SCHEDULE** hereunder written) **OR HOWSOEVER OTHERWISE** the said land and every part thereof now are or was situated, butted and bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all paths, passages, ways, yards, court yard areas, sewers, common fences, water courses, light, rights, liberties, advantages, benefits, privileges, easements, appendages, appurtenances whatsoever of the said land belonging to or anywise appertaining or reputed to belong or appurtenant thereto and the rents, issues and profits thereof and all rights, title, interest, claim, demands whatsoever both at law and in equity of the Vendor upon the said land and every part thereof and all the deeds, pattahs, muniments of title, writing evidences of title which exclusively relate to the said land or any part thereof which now are or may hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the said Vendor can or may procure the same without any suit or action at law or in equity **TO HAVE AND TO HOLD** the said land hereby granted, transferred, conveyed or expressed or intended so to be and every part thereof to and unto the use of the Purchaser absolutely and free from all encumbrances and the Vendor doth hereby covenant with the said Purchaser **THAT NOTWITHSTANDING** any act, deed or things by the Vendor made, done or executed or knowingly suffered to the contrary they the vendor now have good right full and absolute power control authority and indefeasible title to grant and convey the said land and every part thereof hereby granted and conveyed or intended so to be unto and to the use of the said Purchaser its successor or successors-in-office, nominee or

nominees, administrators and assigns in the manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land with all easements and every part thereof on getting his name duly mutated before the Makalpur Gram Panchyat, or other appropriate authority or authorities by paying the taxes and rents accordingly without any lawful eviction, interruption, claims, demands whatsoever from or by the Vendor or from any person or persons lawfully or equitably claiming from or in trust for the Vendor or any of her predecessor in interest **AND** that free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved, indemnified of from and against all and all manner of claims, charges, liens, debts, attachments, encumbrances, lispendens whatsoever made or suffered by the Vendor or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming any interest in the said land and building or any part thereof for under or in trust for them **AND FURTHER THAT** the Vendor shall and will from time to time or at all times at the request and costs of the purchaser its successor or successors-in-office, nominee or nominees, administrators and assigns or successors do and execute or cause to be done or executed all such acts, deeds and things whatsoever for more perfectly assuring the said land or every part thereof to the Purchaser its successor or successors-in-office, nominee or nominees, administrators and assigns as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

(Description of the Land sold to the purchaser)

ALL THAT the piece and parcel of Sali Land measuring 17 Sattak (decimal) be the same a little more or less being R.S. Dag No. 793, Khatian No. 62, of Mouza – Kagnan, J. L. No. 37, L.R. Dag No.17 under Makalpur Gram Panchyat, Post

SK. Rajat MB

office- Makalpur, Police Station- Dadpur, District Hooghly, Sub Registry Office Chinsurah with all easements and other rights thereto and as delineated in the Map or plan annexed hereto and bordered with the colour h "RED" which is butted and bounded as under: -

On the North: By part of land of Dag No. 1,

On the South: By part of land of Dag No. 2

On the East : By land of Dag No. 3, and,

On the West: By land of Dag No.2

IN WITNESS WHEREOF the PARTIES hereto have hereunto set and subscribe their respective hands and seal on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

By the Vendor at Hooghly

In the presence of:

Sisir Kumar Dhara
 C/o Radhakshyam Dhara.
 Vill - Gopelnagar
 Singur Hooghly

S.K. Majed AV

SIGNATURE OF THE VENDOR

SIGNED SEALED AND DELIVERED

By the Purchaser at Hooghly

In the presence of:

Suresh Kumar Bhattacharya
 S/o Sri Badri Lal Bhattacharya
 Sona Sadan Road
 Deltanagar, Palsana
 West Medinipur.

For SAKAMARI PROCESSORS PVT. LTD.

Mina Sanyal
 Director/Authorized Signatory

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser the within mentioned sum of Rs.5,50,000/- (Rupees Five Lacs Fifty Thousand) only being the full consideration money as per memo follows :

MEMO

PARTICULARS	AMOUNT (Rs)
By Cheque No. 851302 dated --.09.09.2011 Drawn on Indian Overseas Bank, Indian Exchange Place Branch, Kolkata	Rs. 50,000/-
By Banker Cheque No. 170934 dated --.26.09.2011 Drawn on HDFC Bank Stephen House Branch (B.B.D.Bag) Kolkata	
TOTAL	<u>Rs 5,00,000/-</u> <u>Rs 5,50,000/-</u> =====

(Rupees Five Lacs Fifty Thousand) only

WITNESS: -

1. Sisir Kumar Datta
2. Suresh Kumar Bhattacharya

SK Wg'd AL

SIGNATURE OF THE VENDOR

Drafted by:

Ramesh Kumar Choumal
RAMESH KUMAR CHOUMAL











Advocate

Alipore Judges' Court

Bar Library Room No.6











Kolkata - 700 027

Typed By:

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name DIYATED ALI SEKH

Signature DIYATED ALI

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name MEERA SAWARIA

Signature Meera Sawaria

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



Government Of West Bengal
Office Of the D.S.R.-I HOOGHLY
District:-Hooghly

Endorsement For Deed Number : I - 06551 of 2011
(Serial No. 05885 of 2011)

On

Payment of Fees:

On 28/09/2011

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 19.10 hrs on :28/09/2011, at the Private residence by Oyajed Ali Sekh
Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 28/09/2011 by

1. Oyajed Ali Sekh, son of Lt Latiph Sekh , Belmuri, Thana:-Dhaniakhali, District:-Hooghly, WEST BENGAL, India, P.O. :-Belmuri , By Caste Muslim, By Profession : Others

2. Meera Sawaria
Director, M/s Sakambari Processors Pvt. Ltd., 1/14 A Vansittart Row Room No-6, 1st Floor, Kol-1.
Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.
By Profession : Others

Identified By Sisir Kumar Dhara, son of Radha Shyam Dhara, Gopal Nagar, Thana:-Singur,
District:-Hooghly, WEST BENGAL, India, P.O. :-Gopal Nagar , By Caste: Hindu, By Profession
Cultivation.

(Paresh Nath Pan)
DISTRICT SUB REGISTRAR-I OF HOOGHLY

On 29/09/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A.
Article number : 23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act.
1955 Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 0/-, on 29/09/2011

Amount by Draft

Rs. 6071/- is paid . by the draft number 234144, Draft Date 24/09/2011, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 29/09/2011

(Under Article : A(1) = 6039/- ,H = 28/- ,M(b) = 4/- on 29/09/2011)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-550000/-

(Signature)
District Sub-Registrar
Hooghly
(Paresh Nath Pan)

DISTRICT SUB REGISTRAR-I OF HOOGHLY



Government Of West Bengal
Office Of the D.S.R.-I HOOGHLY
District:-Hooghly

Endorsement For Deed Number : I - 06551 of 2011
(Serial No. 05885 of 2011)

Certified that the required stamp duty of this document is Rs.- 27500 /- and the Stamp duty paid as
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 22500/- is paid, by the draft number 234179, Draft Date 24/09/2011, Bank Name
State Bank of India, DALHOUSIE SQUARE, received on 29/09/2011

(Paresh Nath Pan)
DISTRICT SUB REGISTRAR-I OF HOOGHLY


District Sub Registrar
(Paresh Nath Pan)
DISTRICT SUB REGISTRAR-I OF HOOGHLY
EndorsementPage 2 of 2

Sale Deed Plan

Sale Deed Plan On Dag No.- 793, Kh. No.- 62 , At Mouza-Kagnan, J.L. No.-37,
Under P.S.- Dadpur, Dist.- Hooghly.

Scale :- 1" = 20'-0"

Deed Area Shown By Red Mark ☐

Deed Area = 17.00 Dec. (Approx)



For District and Sub-District

Guna Saria

Signature of Seller

*District and Sub-District
Hooghly*

Drawn By:-
(As Directed)

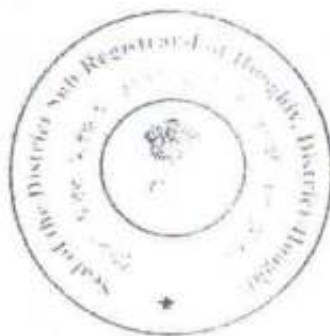
[Signature]
31/07/2016-2255

Signature of Seller

Signature Of Seller

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
Div volume number 19
Page from 4262 to 4275
being No 06551 for the year 2011.



Farash Nath Pan

(Farash Nath Pan) 12-October-2011
DISTRICT SUB REGISTRAR-I OF HOOGHLY
Office of the D.S.R.-I HOOGHLY
West Bengal

District Sub-Registrar-
Hooghly