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D-00394



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 159616

9-22474/08 म. नं. 38213301

admissible under Rule 22 & sub-rule 5 (1) of W. E. L. R. Act 1968  
duty Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule LA. No. 10000  
Paid

100  
10000 x 4 = 196000  
B.D. 33190  
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229290

A 42031  
E 7  
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42070.00

23  
Registrar of S.T. (R)  
North 24-Parganas  
190000  
09 MAY 2008  
22 JAN 2010

DEED OF CONVEYANCE

THIS INDENTURE made on this 9th Day of May, Two Thousand and Eight

Stamp duty of Rs. 49000/- 600660 dt 28/5/08  
has been realised on Rs. 49000/- 600658 dt 28/5/08  
as per Bank Draft No. 49000/- 600657 dt 28/5/08  
Rs. 33190/- 600656 dt 28/5/08  
600655 dt 28/5/08  
600654 dt 28/5/08

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Registrar of S.T. (R) North 24-Parganas

29/5/08

1163  
250.00  
28.00  
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278.00

2022  
 2021  
 16-4-2021  
 So. Lodder  
 High Court  
 Adm



7.508  
 7th day of May 2008  
 Office at Barnasi by Nasirul Haque  
 one of the Registrars / Chairman

Nasirul Haque

Registrar w/o I (A)  
 North 24-Parganas  
 W.B. & C.E.

09 MAY 2008

Nasirul Haque  
 P.O. Ghumri  
 Rajshahi P.O.  
 District - North 24-Parganas  
 by Caste - Hindu/Muslim/Christian  
 No Production



Nasirul Haque

JAJ PROPERTIES PVT. LTD.

J. Nangal  
 Director

U. Vikash Nangalwa,  
 Director at M/S JAJ  
 Properties PVT. LTD.  
 Purchaser

G. Swapan Kumar Choudhary  
 K. G. O. Land Acquisition  
 Cell - an  
 West Bengal  
 Housing  
 Board.

K. Mondal  
 P. S. ...  
 District - North 24-Parganas  
 by Caste - Hindu/Muslim/Christian

Registrar w/o I (A)  
 North 24-Parganas  
 W.B. & C.E.

09 MAY 2008

Swapan Kumar Choudhary  
 KGO-I, Land Acquisition  
 Cell and Authorized Officer  
 West Bengal Housing Board

On behalf of West  
 Bengal Housing Board  
Swapan Kumar Choudhary  
 KGO-I, Land Acquisition  
 Cell and Authorized Officer  
 West Bengal Housing Board

**BETWEEN**

**M/S JAJ PROPERTIES PVT. LTD.**... a private limited company incorporated in accordance with the provisions of the Companies Act 1956, having its registered office at 4, AHMED MAMOOJI STREET, LILUAH, HOWRAH- 711204, WEST BENGAL, represented by its Director Mr. VIKASH NANGALIA, hereinafter called the '**VENDOR**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representative, executors, administrators and assigns) of the **ONE PART**.

**AND**

**WEST BENGAL HOUSING BOARD**, a statutory body corporate constituted under the provisions of West Bengal Housing Board Act, 1972, having its office at 105, Surendra Nath Banerjee Road, Police Station – Taltala, Kolkata – 700 014 hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART**.

**AND**

**NASIMUL HAQUE** son of **MOJAMMEL HAQUE** residing at Vill & P.O – GHUNI, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) by faith Muslim, by occupation Business hereinafter called and referred to as the as the **CONFIRMING PARTY** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, nominees and assigns) of the **THIRD PART**.

**WHEREAS** :: Monmotha Nath Naskar son of Monoranjan Naskar, and Monoranjan Naskar, son of Panchu Naskar, of Sulanguri had been the recorded owners in respect of 7 [Seven] Decimals of land in L.R. Khatian No. 338 and 7 [Seven] Decimals of land in



L.R. Kh  
1502



Registrar of Companies  
North 24-Parganas  
West Bengal

09 MAY 2008

L.R. Khatian No. 342 of R.S. & L.R. Dag No. 300 of Mouza – Sulanguri, J.L. No. 22, Ra. Sa. No. 196, Touzi No. 178, under P.S. Rajarhat, District 24-Parganas [North].

AND WHEREAS :: Monoranjan Naskar and Monmotha Naskar partitioned the aforesaid plot of land and other properties for their better enjoyment and occupation by a Registered Deed of Partition dated 20<sup>th</sup> February, 1987, registered in the office of A.D.S.R. Bidhanagar and copied in Book No. I, Pages 283 to 292, Being Deed No. 660 for the year 1987.

AND WHEREAS :: By virtue of said Deed of Partition the said Monoranjan Naskar became the absolute owners in respect of the said 14 [Fourteen] Decimals of land in dag No. 300 of Mouza – Sulanguri under L.R. Khatian No. 338 and 342 and subsequently transferred the same to M/s. AMBE INFRASTRUCTURE AND DEVELOPMENT PVT. LTD. Of New Town, Metro Plaza, Rajarhat Main Road, P.O. Rajarhat Gopalpur, Kolkata – 136 on 16<sup>th</sup> May, 2005, Registered before the office of A.D.S.R. Bidhanagar and copied in Book No. I, Volume No. 196, Pages 124 to 137, being Deed No. 03333 for the year 2005.

**WHEREAS M/S AMBE INFRASTRUCTURE AND DEVELOPMENT PVT LTD**

After acquiring the said land by virtue of aforesaid purchase, the company transferred the said land containing an area of 14.33 Satak in R.S & L.R..DAG NO. 300 and L.R. Khaitan No.338 and 342 of Mouza Sulanguri under P.S. Rajarhat by way of a sale deed bearing no. 5824 dated 18.07.2007 registered before the office of D.R. Barasat to M/S JAJ PROPERTIES PVT. LTD. the vendor herein, and accordingly the vendor became the absolute owner of the said property by way of this purchase and is now well entitled to transfer the same to any one in any way the land measuring an area of 14.33 [Fourteen Point Thirty Three] Satak in R.S & L.R..DAG NO. 300 under L.R. Khaitan No. 338 and 342 situated at Mouza Sulanguri, J.L.No. 22 under Rajarhat P.S., North 24- paraganas.





  
Signature of S. I. (S)  
North 24-Parganas  
West Bengal

09 MAY 2008

**AND WHEREAS** M/S JAJ PROPERTIES PVT. LTD., the vendor herein, is the absolute owner & occupier of the said land and enjoy a good and marketable title on the said land which she proposes to transfer onto the purchaser herein for good and valuable consideration.

**AND WHEREAS** :: The Confirming Party herein has entered into an Agreement for Sale with the present Vendor towards the Schedule property and the Confirming Party herein has absolute right to nominate any purchaser and accordingly the Purchaser herein when agreed to purchase the said land, the Confirming Party herein gave his consent and confirm this sale and declare that he has no right claim and demand whatsoever against the said property and he already received the amount paid as part consideration to the Vendor from the present Purchaser.

**AND WHEREAS** Bengal Ambuja Housing Development Limited (in short: **BENGAL AMBUJA**) having its registered office at Vishwakarma, 86C Topsia Road (South), Kolkata-700 046 is a Joint Sector Company in association with West Bengal Housing Board, has entered into an agreement with the Purchaser to set up and develop the project on the land owned and to be owned by the Purchaser in the said mouja.

**AND WHEREAS** By virtue and spirit of the said agreement and upon relying the said representations of the Vendor and believing the same to be true and correct, Bengal Ambuja advised the Purchaser to purchase the said property and the Purchaser herein has agreed to acquire by purchase the said property at the aforesaid consideration free from all encumbrances.

**AND WHEREAS** the vendors have agreed to sell and the purchaser through Bengal Ambuja has agreed to purchase the plot of land measuring an area of 14.33 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs.38,21,330/- (Rupees Thirty Eight Lacks Twenty One Thousand Three Hundred Thirty) and on the terms and conditions hereunder.





  
Sd/-  
North 24-Parganas  
M. L. E. - I

09 MAY 2008



**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement between the parties and in consideration of a sum of Rs.38,21,330/- (Rupees Thirty Eight Lacks Twenty One Thousand Three Hundred Thirty) only paid by the purchaser to the vendors before the execution of this present (the receipt of which the vendor doth hereby admit and acknowledge) the vendor doth hereby grant convey and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land more fully described in Schedule hereunder written with the rights of all sewers, drains, common fences, rights, liberties, privileges, easements, Quasi - easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto **AND ALL THAT ESTATE** right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and property or any part thereof **TOGETHER WITH** All deeds pattahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and property or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the vendor or any other person from whom it they or any of them any procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does executed or knowingly suffered to the contrary the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and premises hereby granted or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or otherwise whatsoever or after defeat encumber or make void the same and subject only to the payment of the said fixed annual rent and **NOTWITHSTANDING** any such act deed or things whatsoever as aforesaid the vendor hath in himself has good right and full power to grant the said land hereditaments and premises hereby granted or expressed to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly possesses and enjoy the said land hereditaments and premises and received the rents issues and profits thereof without any lawful eviction





স্বাক্ষরিত ন/নং  
North 24-Parganas  
C. E. - 24

09 MAY 2008

interruption claim or demand whatsoever from or by the vendor or any person lawfully or equitably claiming from under or in trust for it and that free and clear freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it **AND FURTHER** that the vendor and all person or persons lawfully or equitably claiming any estate part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done or executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to use of the purchaser in manner aforesaid as shall or may be reasonably required.

The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject or any outside influences in the manner or execution of this sale deed, in a sound mind and good health and with full knowledge of the contents of this deed.

### **SCHEDULE OF THE PROPERTY**

**ALL THAT** piece of Shali Land measuring an area of **14.33 [Fourteen point Thirty Three] Satak** in R.S & L.R..DAG NO. 300 under, L.R KHATIAN NO. 338, 342, under Jyangra Hatiyara Panchayat within the limit of Rajarhat Police Station, Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised at paraganas Kalikata Mouza –Sulanguri, J.L. No.22, TOUZI NO. 178 in the district of 24 – Paraganas ( north ).





Signature  
District Collector  
North 24-Parganas  
West Bengal

09 MAY 2006

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

1. *[Handwritten signature]*  
*[Handwritten signature]*

JAJ PROPERTIES PVT. LTD.

*[Handwritten signature]*  
Director

SIGNATURE OF THE VENDOR

2. *[Handwritten signature]*  
134-S-S-Nagan  
Kul 130

*[Handwritten signature]*

SIGNATURE OF THE CONFIRMING  
PARTY

On behalf of West  
Bengal Housing Board

*[Handwritten signature]*  
KGO-I, Land Acquisition  
Cell and Authorised Officer  
West Bengal Housing Board

SIGNATURE OF THE PURCHASER



*[Handwritten Signature]*  
District Collector  
North 24-Parganas  
West Bengal

09 MAY 2006

**MEMO OF CONSIDERATION**

Received from the within named Purchaser a sum of Rs.8,68,480/- for this forgoing document.


JAJ PROPERTIES PVT. LTD.



Director

**SIGNATURE OF THE VENDOR**

Received from the within named Purchaser a sum of Rs.29,52,850/- for this forgoing document.



**SIGNATURE OF THE CONFIRMING PARTY**

WITNESSES :

1. 

2. 

  
Drafted by: SASWATI PODDAR, Adv.

WB/236/01






































*[Handwritten Signature]*  
District Collector  
North 24-Parganas  
West Bengal

09 MAY 2008



SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants						
	 <i>Chandrababu</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
	 <i>Najimul Haque</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
	 <i>V. Nagesh</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							



*[Handwritten signature]*

Magistrate 1st Class  
North 24-Parganas  
West Bengal

09 MAY 2008

SITE PLAN OF LAND AT MOUZA-SULANGARI, J.L. NO.-22,  
R.S. NO.- TOUJI NO.-178, L.R. KHATIAN NO.- 338,342  
R.S. DAG NO.- 300, P.S.-RAJARHAT, DIST.-NORTH  
24 PARGANAS.

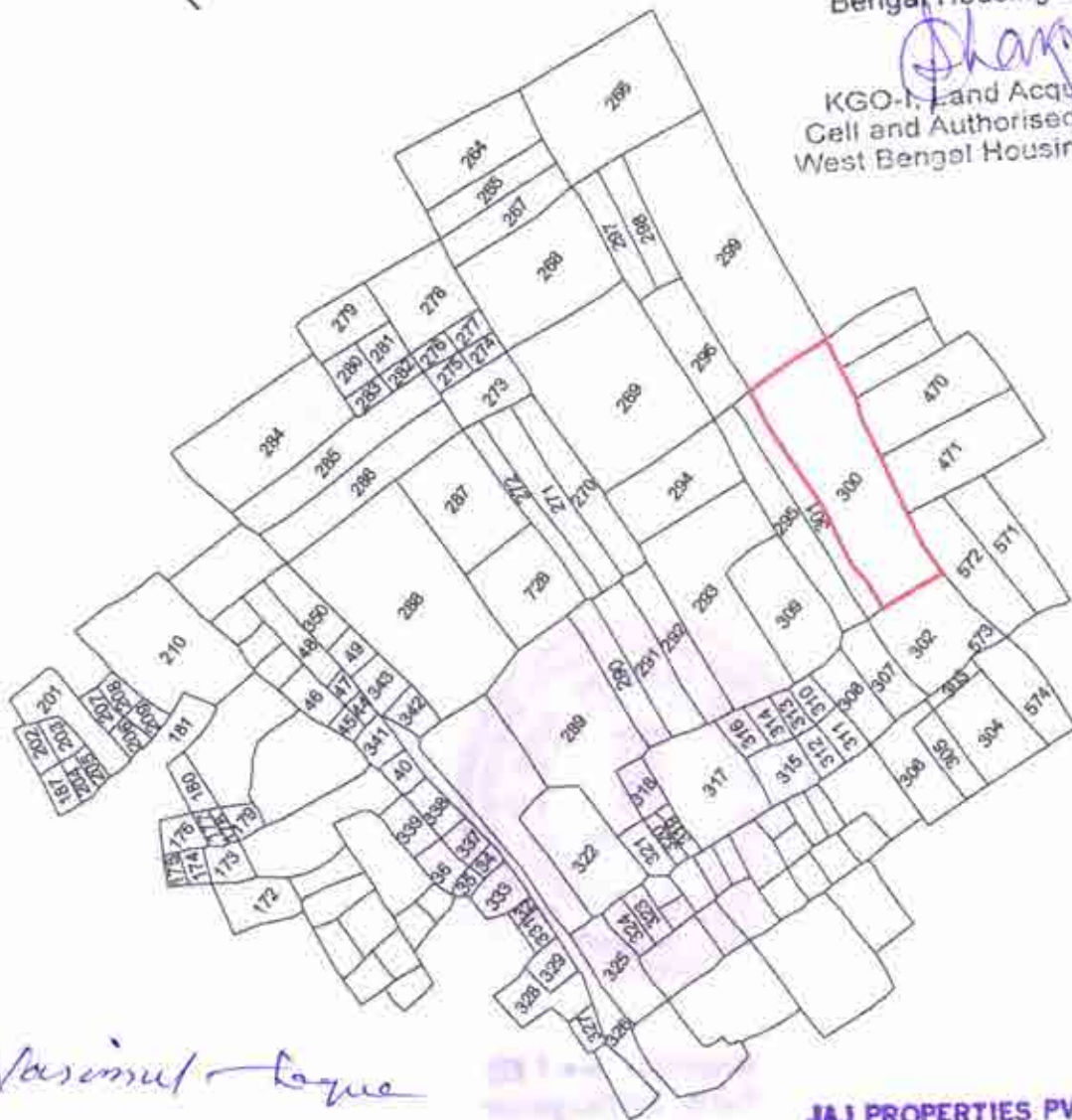
*V. Nangra*  
*Sharma*

AREA OF LAND : R.S. DAG NO - 300 = 14.33 Satak.



On behalf of West Bengal Housing Board

*Sharma*  
KGO-I, Land Acquisition Cell and Authorised Officer West Bengal Housing Board  
9.5.08



*Nasimul Haque*

JAJ PROPERTIES PVT. LTD.

*V. Nangra*

Director



*[Handwritten signature]*

Magistrate with  
North 24-Parganas  
U. S. R. - 50

09 MAY 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 2420 to 2431  
being No 00394 for the year 2010.



(Dinabandhu Roy) 18-May-2010  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal