

10276

P-12620



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 683479

154753/10 - 100000/-

Stamp under Rule 21 of the W.B. & F. Act 1907
 s/s 6 (1) of W.B. & F. Act 1907
 July Stamp under the Indian Stamp Act 1899
 Subsequently amended Schedule I.A. No. 100000/-
 Paid

Certified that the document is admitted to registration. The signature sheet/sheets and the endorsement sheet/sheets attached with this document's are the part of this document.

[Signature]
 District Sub-Registrar - II
 North 24 Parganas
 Barasat

[Signature]
 North 24 Parganas
 9.9.08

02 NOV 2010

DEED OF CONVEYANCE

THIS INDENTURE made on this 6th Day of August, Two Thousand and Eight

Debit Stamp of Rs. 19910/-
 has been affixed on 8/9/08
 as per Bank Chq. No. 679808
 Bank Draft No. 679808
 Date 02/09/08 of Barasat

Barasat, North 24 Parganas

1/9/08

[Handwritten notes]
 MICAN-1991
 6/8/08
 250.W
 46.W
 276.W

100
19910
20010

Sale
23

100000

AH389
 F 7
 H 28
 M(2) 4

HH28

cf 101

[Handwritten notes]
 175/-

তারিখ 16-6-2008

স্বাক্ষর S. Poddar (স্বাক্ষর)
নাম প্রজিতা পাল

জাতিগোষ্ঠী - For BLOK KRISHNA PAL
বর্তমান ঠিকানা -



ভেদারের নাম
স্বাক্ষরের নাম
ঠিকানা
স্টাম্প পরিষ্কার তারিখ

11 JUN 2008

শর্তাবলি...
on the... day of...
at... of the Sadar Registration
Office at... raised by...
of the Registrar / Chairman.

142000

স্বাক্ষর

প.স. ... P.O. ...
জিলা - North 24-Parganas
বর্ণনা - Hindu, Muslim/Christian

স্বাক্ষর

4402

Registrar of Companies
North 24-Parganas
West Bengal

06 AUG 2008



অনুস্থাপক
As Constituted attorney of
the vendors.

Karamal Hoque
S/o Late Jahurul Hoque
village Z.P.O. Ghumri
P.S. Rogachal
Business

প.স. ... P.O. ...
জিলা - North 24-Parganas
বর্ণনা - Hindu, Muslim/Christian

স্বাক্ষর

Registrar of Companies
North 24-Parganas
West Bengal

06 AUG 2008

B E T W E E N

1. **CHANDI GHOSH** , 2. **CHHAYA GHOSH** both sons of **GANESH CHANDRA GHOSH** & 3. **SANDIP GHOSH** son of **CHANDI CHARAN GHOSH** all by faith Hindu, by occupation Service residing at Vill. & P.O.- **SULANGARI, P.S.- RAJARHAT** , DIST.- **NORTH 24 PARGANAS** hereinafter called the '**VENDORS**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representative, executors, administrators and assigns) the Vendors are represented by their lawfully Constituted Attorney **ANISUR RAHMAN** son of **LATE ENAYAT ALI** by Faith- Muslim, by Occupation- Business, residing at Vill & P.O – **GHUNI, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH)** of the **ONE PART**

A N D

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**

WHEREAS one **CHANDI GHOSH** , one of the vendor herein, , is the recorded owner of agricultural land measuring 0.50 Satak out of 04 Satak in R.S.L/R.DAG NO. 310 under L.R. Khatian No.138 situated at Mouza Sulangari, J.L. No. 22 under Rajarhat P.S., North 24- Parganas.



[Handwritten signature]
August 24-2008
A. A. B. B.

06 AUG 2008

AND WHEREAS one CHHAYA GHOSH , another vendor herein, , is the recorded owner of agricultural land measuring 0.50 Satak out of 04 Satak in R.S.L/R.DAG NO. 310 under L.R. Khatian No.148 situated at Mouza Sulangari, J.L. No. 22 under Rajarhat P.S., North 24- Parganas.

AND WHEREAS one KARUNA GHOSH wife of LATE GANESH CHANDRA GHOSH , had been the recorded owner of agricultural land measuring 0.50 Satak out of 04 Satak in R.S.L/R.DAG NO. 310 under L.R. Khatian No.69 situated at Mouza Sulangari, J.L. No. 22 under Rajarhat P.S., North 24- Parganas.

AND WHEREAS KARUNA GHOSH transferred her share of the above mentioned area by way of a sale deed bearing no 3650 dated 09.09.1996 copied in Book No. 1, for the year 1996 duly registered at A.D.S.R., BIDHANNAGAR, 24 PARGANAS (NORTH) to SANDIP GHOSH, one of the vendor herein, and accordingly he became the absolute owner & occupier of the said property by way of this purchase and is now well entitled to transfer the same to anyone in anyway..

AND WHEREAS CHANDI GHOSH & 2 OTHERS, the vendors herein, appointed one ANISUR RAHMAN son of LATE ENAYAT ALI by Faith- Muslim, by Occupation- Business, residing at Vill & P.O – GHUNI, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) as their constituted attorney by way of a registered G.P.A. bearing no. 940 dated 28.07.2008 duly registered at A.D.S.R., BIDHANNAGAR, 24 PARGANAS (NORTH), copied in Book NO. IV for the year 2008 for the above mentioned property.

AND WHEREAS, the vendors herein, are the absolute owners of the said land and enjoy a good and marketable title on the said land which he proposes to transfer unto the purchaser herein for good and valuable consideration.

AND WHEREAS Bengal Ambuja Housing Development Limited (in short: **BENGAL AMBUJA**) having its registered office at Vishwakarma, 86C Topsia Road (South),



A
Inspector in Charge
North 24-Panapan
M. A. Lopez
06 AUG 2008

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 mouza.

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 has agreed to purchase the plot of land measuring an area of 1.50 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 4,00,000/- (Rupees FOUR LAKHS Only) and on the terms and conditions hereunder.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 4,00,000/- (Rupees FOUR LAKHS 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 pattaahs 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



Board of Officers of the State of Karnataka
North 24-Paragon
S.A.R.S.

16 AUG 2008

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 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.



Engineer (S) V. S. S.
North 24-Parganas
N.A. S.

06 AUG 2008

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 measuring an area **1.50 Satak** in R.S./R.DAG NO. 310 , under L.R. Khatian No.69, 138 & 148 within the limit of Jyangra Hatiyara Panchayat under 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 -Sulangari, J.L. No.22, TOUZI NO. 178 in the district of 24 - Paraganas (north).

A Map or Plan Annex hereto bordered " RED" line being part of this document

The Plot of land is bounded as under : -

R.S. & L.R.DAG NO. 310

ON THE NORTH : R.S./L.R.DAG NO.293 & 309

ON THE SOUTH : R.S./L.R.DAG NO. 311

ON THE EAST : R.S./L.R.DAG NO. 308

ON THE WEST : R.S./L.R.DAG NO. 313



Engineer in Charge
South 24-Parganas
W. B.

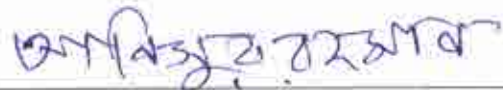
06 AUG 2008

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.

WITNESSES :

1. Karamal Hogue
Ghani

2. विनायकभाऊ
सा. घुनी



SIGNATURE OF CONSTITUTED
ATTORNEY OF THE VENDORS

MEMO OF CONSIDERATION

Received from the within named Purchaser a sum of Rs. 4,00,000/- (Rupees **FOUR LAKHS Only**) for this forgoing document.



[Handwritten signature]
Secretary to I (A)
North 24-Parganas
G.O. No. 1234

06 AUG 2008

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

WITNESSES :

1. Karamal Hoque
Ghani

2. ১৯৪১০৬৩১৩১



**SIGNATURE OF CONSTITUTED
ATTORNEY OF THE VENDORS**



Drafted by: **SASWATI PODDAR, Adv.**



























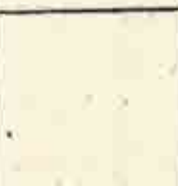
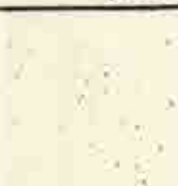



WB/236/01



[Handwritten Signature]
Secretary A/S I
North 24-Parganas
C.B.S.E.

06 AUG 2008

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
		Little	Ring	Middle	Fore	Thumb
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
		Little	Ring	Middle	Fore	Thumb
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					

गोपनीय
 २३/३/२०२०



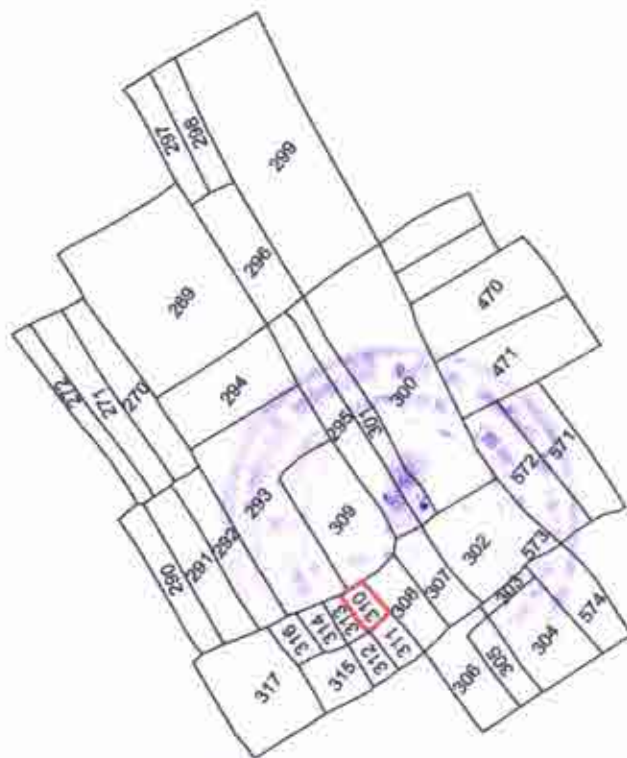
[Handwritten signature]

Secretary
North 24-Parganas
Ch. R. B. B.

06 AUG 2008

SITE PLAN OF LAND AT MOUZA-SULANGARI, J.L. NO.-22,
R.S. NO.- , TOUJI NO.-178, L.R. KHATIAN NO.-69,
138 & 148, R.S. DAG NO.- 310, P.S.-RAJARHAT,
DIST.-NORTH 24 PARGANAS.

AREA OF LAND : R.S. DAG NO.- 310 = 1.5 Satak.



Handwritten signature
As constituted attorney
of the vendors



Supervisor (A) I (A)
North 24-Parganas
C.B. & R.

J 6 AUG 2008



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parqanas

Endorsement For Deed Number : I - 12620 of 2010
(Serial No. 10276 of 2008)

On 06/08/2008

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

Presented for registration at 18.30 hrs on :06/08/2008, at the Private residence by Anisur Rahaman ,Executant.

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

Execution is admitted on 06/08/2008 by

1. Anisur Rahaman, son of Lt Enayet Ali , Ghuni, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Ghuni , By Caste Muslim, By Profession : Business

Identified By Karamal Haque, son of Lt J Haque, Ghuni, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Ghuni , By Caste: Muslim, By Profession: Business.

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 01/09/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 4389/- ,H = 28/- ,M(b) = 4/- on 01/09/2008

Deficit stamp duty

Deficit stamp duty Rs. 19910/- is paid, by the draft number 679008, Draft Date 25/08/2008, Bank Name STATE BANK OF INDIA, Paikpara, received on 01/09/2008

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 23/07/2010

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.-400000/-

Certified that the required stamp duty of this document is Rs.- 20000 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

On 02/11/2010

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/-

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II



District Sub-Registrar-II
North 24 Parganas

02 NOV 2010



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 12620 of 2010
(Serial No. 10276 of 2008)

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II




District Sub-Registrar-II
North 24-Pgs. Barasat

02 NOV 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 43
Page from 4706 to 4719
being No 12620 for the year 2010.



DR

(Dinabandhu Roy) 03-November-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal