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5-00361



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

161245

8-22471/09 मूल्य 3712000/-

ADMISSION UNDER Rule 37 & 38
 of the Rules of W. B. L. R. Act 1908
 This Stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I, B No. 23
 Value Paid 10.00

49000/- 599838 dt 12/5/08
 49000/- 599837 dt 12/5/08
 49000/- 599836 dt 12/5/08
 49000/- 599835 dt 12/5/08
 21730 599834 dt 12/5/08

5000
 49000 x 4
 21730
 222730

Sale 23

3712000/-

A-40828
 B- 78
 H- 288
 7 mb)-42
 408600

G. S. R. - II

Basarar

29 APR 2008

21 JAN 2010

DEED OF CONVEYANCE

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

च/101

v/c-m-1086
 Dt- 29.4.08
 200/- 2500
 200/- 200
 2700

700250
 2000
 270
 visitan no 1086
 dt 29/4/08

684

7-2-08

কর্মিক দর
কোতা
গ্রাম
মূল্য ৳ ৫০০ টাকা ০০ পরগনা
ভেতার ব্রী
আমডাঙ্গা এ, ডি, এস, জার, অফিস

S. Podder
Advocate
[Signature]

উত্তর ২৪ পরগনা

4 FEB 2008

150000



ক্রয়ের তারিখ
মোট মূল্য
ট্রেজারী অফিস — বারাসাত

ভেতার - শ্রী গোবিন্দ চন্দ্র মিত্র
Presented for Registration at
on the 29th day of April 2008
at the Sadar Registration
Office at Barasat by Swapan Ks. -
Chakraborty
one of the Executant / Claimant

1 Swapan Ks - Chakraborty
S/o

KGO-1 Land Acquisition
Cell and Authorised
Officer
District - North 24 Parganas
Caste - Hindu/Muslim/Christian
West Bengal -
Housing Board

Registrar u/s 1 (a)
North 24-Parganas
West Bengal
29 APR 2008
On behalf of West
Bengal Housing Board

Registrar u/s 1 (a)
North 24-Parganas
West Bengal
29 APR 2008

Swapan Kumar Chakraborty
KGO-1, Land Acquisition
Cell and Authorised Officer
West Bengal Housing Board

2 Anisur Rahman
S/o at Enayet Ali
P.O. - Ghuni
P.S. - Rajarhat
Distt - 24 Parganas



অনিসুর রহমান
As Constituted attorney of
the vendors.

2489

M Business, As constituted
attorney of, 1. Tapan Sarkar
2. Baby Sarkar

3. K. Haque
S/o of Haque
P.O. - Ghuni
P.S. - Rajarhat

Karamal Haque
S/o Jahurul Haque
vid P.O. Ghuni
P.S. Rajarhat -
Business

Registrar u/s 1 (a)
North 24-Parganas
West Bengal
29 APR 2008

B E T W E E N

1. SRI TAPAN SARKAR son of Kartik Sarkar **2. SMT BABY SARKAR** wife of Sri Tapan Sarkar, an Indian Citizen, by faith Hindu, by occupation Business & Housewife respectively, residing at 364/1 Shyam nagar Road, P.S Dumdum, Kolkata- 700055, 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) of the **ONE PART** Represented by her Constituted Attorney **ANISUR RAHMAN** son of late Enayat Ali an Indian Nation, by faith Muslim, by occupation. Business, residing at Vill+ P.O. Ghuni, P.S, Rajarhat, North 24 Parganas Kolkata- 700059 vide a General Power of Attorney registered at ADSR Bidhan nagar, recorded in that office Book no.IV, CD Volume No. ----- pages ---- - to ----- being no.00388 for the year 2008.

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 **Sri Tapan Sarkar** son of Kartik Sarkar, the recorded owner and occupier of agricultural land measuring 11.44 Decimals out of 26 Decimals in R.S.DAG NO. 294, under L.R. Khatian No563 situated at Mouza Sulangari, J.L. No. 22 under Rajarhat P.S., North 24- Parganas.

WHEREAS one **Smt Baby Sarkar** son of Sri Tapan Sarkar, the recorded owner and occupier of agricultural land measuring 2.44 Decimals out of 26 Decimals in R.S.DAG NO. 294, under L.R. Khatian No562 situated at Mouza Sulangari, J.L. No. 22 under Rajarhat P.S., North 24- Parganas.



Registrar u/s 7 (b)

North 24-Parganas

P. O. B. No.

29 APR 2008

AND WHEREAS Sri Tapan Sarkar and Smt Baby Sarkar appointed ANISUR RAHMAN son of late Enayat Ali an Indian Nation, by faith Muslim, by occupation. Business, residing at Vill+ P.O. Ghuni, P.S, Rajarhat, North 24 Parganas Kolkata-700059 as their constituted attorney vide a General Power of Attorney registered vide a General Power of Attorney registered at ADSR Bidhan nagar, recorded in that office Book No. IV, CD Volume No. --- pages ----- to ----- being no.388 for the year 2008

AND WHEREAS, the vendors herein, is the absolute owners and occupiers of the said land and enjoy a good and marketable title on the said land which he proposes to transfer onto 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), 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 has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of **13.92 Decimals** hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 37,12,000/-(Rupees Thirty Seven Lakhs Twelve Thousand Only) and on the terms and conditions hereunder.



Registrar w/s T (A)
North 24-Parganas
(B. B. P. - 24)

29 APR 2008

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 37,12,000/- (Rupees Thirty Seven Lakhs Twelve Thousand 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





Registry n/s T (1)
North 24-Parganas
G.P.O. No. 1

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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.

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 13.92 Decimals in R.S. & L.R.DAG NO. 294 under L.R. Khatian No. 563 & 562 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).





[Signature]
Registrar of Companies
North 24-Parganas
West Bengal

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

The Plot of land is bounded as under :-

ON THE NORTH : Canal Side Road
ON THE SOUTH : R.S. & L.R.DAG NO.293
ON THE EAST : R.S. & L.R.DAG NO. 295
ON THE WEST : R.S. & L.R.DAG NO.270

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. Karamand Royee
Ghani
P.S. Ragerchat

2. Sunanda Royee
Kumarbat

Signature of Vendor


Signature of the Constituted of Vendor

On behalf of West
Bengal Housing Board

Snapan Kumar Chatterjee
KGO-1 Land Acquisition
Cell and Authorised Officer
West Bengal Housing Board

SIGNATURE OF THE PURCHASER




Registrar a/s Y
North 24-Parganas
A. R. R. - B.

29 APR 2008

MEMO OF CONSIDERATION

Received from the within named Purchaser a sum of **Rs. 37,12,000/- (Rupees Thirty Seven Lakhs Twelve Thousand Only)** for this forgoing document.

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 Hogue*

2. *[Handwritten signature]*

[Handwritten signature]

Signature of the Constituted of Vendor

S. Poddar

Drafted by: **SASWATI PODDAR, Adv**






















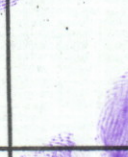
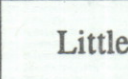
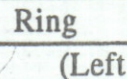
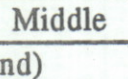
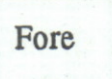
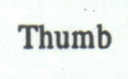
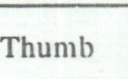
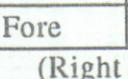
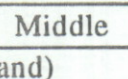
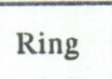
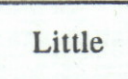
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Registrar a/s
North 24-Parganas
M. S. S. S.

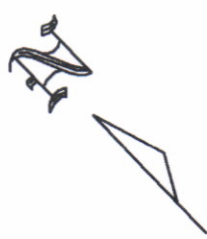
29 APR 2008

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants						
	 <i>[Handwritten Signature]</i>						
		Little	Ring	Middle	Fore		Thumb
		(Left Hand)					
							
	Thumb	Fore	Middle	Ring		Little	
	(Right Hand)						
	 <i>[Handwritten Signature]</i> On behalf of West Bengal Housing Board KCO - Land Acquisition Cell and Authorised Officer West Bengal Housing Board						
		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)						

SITE PLAN OF LAND AT MOUZA-SULANGARI, J.L. NO.-22,
R.S. NO.- TOUJI NO.-178, L.R. KHATIAN NO.-563 & 662,
R.S. DAG NO.- 294, P.S.-RAJARHAT, DIST.-NORTH
24 PARGANAS.

AREA OF LAND : R.S. DAG NO.- 294 = 13.92 Satak.



On behalf of West
Bengal Housing Board
KGO-I, Land Acquisition
Cell and Authorised Officer
West Bengal Housing Board



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Registrar a/s I (A)
North 24-Parganas
B. B. B. - 7

29 APR 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 2228 to 2238
being No 00361 for the year 2010.



m

(Dinabandhu Roy) 17-May-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal