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204599



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D-161540

Stamp duty under Rule 22 in accordance with s/s 8 (1) of W.B.L.R. Act 1908 duly Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule L.A. Stamp Duty Paid.

Registrar of S.T. (North 24-Parganas)
(M. R. R. - 204) C.O.
23 MAY 2008

DEED OF CONVEYANCE

THIS INDENTURE made on this 23rd Day of May, Two Thousand and Eight

Stamp duty of Rs. 32030 + 4340

has been realized on 17/6/08

as per Banker's Cheque /

Bank Draft No. 601337 dt 12/6/08

and 601586 dt 17/6/08

<u>32030 + 4340</u>	<u>28000</u>
	<u>2000</u>
	<u>27000</u>
	<u>2000</u>
	<u>29000</u>

Stamp Duty Paid

17/6/08 v/c = no - 1309

D-161540

100
B.D. 32030
B.D. 4340

36470

Sale
23

728000

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1729
15/5/08

BANJIB KUMAR SARKAR S. Poddar
Advocate, Barasat Court



23rd May 08
Office at Barasat

Shri K. B. Chakrabarty
K. B. Chakrabarty
Cell and Authorized
Officer - West Bengal
Housing Board
North 24 Parganas
No. 1, Jahurul Haor
Ghumi Rajahat

Swapan Kumar Chakrabarty

Karamal Hazra

Registrar w/o I
North 24 Parganas

Registrar w/o I
North 24 Parganas

23 MAY 2008

23 MAY 2008

Kate

On behalf of West
Bengal Housing Board

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

2800

Karamal Hazra

Amisur Rahman
So. Enayet ali
Ghumi
Rajahat
Ghumi

District - North 24 Parganas
by Cast - Hindu, Muslim/Christian
- Profession

Registrar w/o I
North 24 Parganas
23 MAY 2008

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BETWEEN

1. **SUKUMAR MONDAL**, 2. **NITYA** alias **NITYANANDA MONDAL**, 3. **MRITYUNJAY MONDAL** all sons of **GANGARAM MONDAL**, all residing at **VILL- JOYNAGAR, P.O.- SHYAMNAGAR, P.S.- KASHIPUR**, Dist – South 24 Parganas, & 4. **SUNITA MONDAL** alias **SUNITI SARDAR** wife of **SADHAN SARDAR** residing at **VILL- SATBHAIYA, P.S.- KASHIPUR**, Dist – South 24 Parganas all ,by faith Hindu, by occupation Cultivators & Housewife 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 Vendor is represented by their lawfully Constituted Attorney **KARMAL HAQUE** son of **JAHURUL HAQUE** by Faith- Muslim, by Occupation- Business, residing at Vill & P.O – **GHUNI, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH)** 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**

WHEREAS one **DURYADHAN NASKAR** son of **LATE NADIRAM NASKAR**, had been the recorded owner of agricultural land measuring 7.25 Satak out of 29 Satak in **R.S.L/R.DAG NO. 287**, 14.50 Satak out of 58 Satak in **R.S.L/R.DAG NO. 300 & 07** Satak out of 11 Satak in **R.S.L/R.DAG NO. 308** i.e. in total 28.75 Satak under L.R. Khatian No.179 situated at Mouza Sulangari, J.L. No. 22 under Rajarhat P.S., North 24-Parganas.



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Registrar a/s T
North 24-Parganas
23 MAY 2008

AND WHEREAS DURYADHAN NASKAR died leaving behind his wife KIRAN BALA NASKAR, his three sons namely ARJUN KUMAR NASKAR, SUBIR KUMAR NASKAR, NAKUL NASKAR & three daughters namely BHADURI NASKAR, CHAPALA NASKAR, ANGUR BALA NASKAR (MONDAL) and accordingly all of them became the owners of the said lands by way of inheritance and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS ANGUR BALA NASKAR (MONDAL) died leaving behind her husband GANGA RAM MONDAL, his three sons namely SUKUMAR MONDAL, NITYA MONDAL, MRITYUNJAY MONDAL & two daughters namely MINA MONDAL, SUNITA MONDAL and accordingly all of them became the owners of the said lands by way of inheritance and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS SUKUMAR MONDAL, NITYA MONDAL, MRITYUNJAY MONDAL & SUNITA MONDAL appointed one KARMAL HAQUE son of JAHURUL HAQUE 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. 476 dated 07.05.2008 duly registered at D.S.R II, NORTH 24 PARGANAS, copied in Book NO. IV, Vol. No.1, Pages 6695 to 6711 for the year 2008 for their share in 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 onto the purchaser herein for good and valuable consideration.





Registrar s/s 1 (A)
North 24-Parganas
W.B.

23 MAY 2008

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 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 has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 2.73 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 7,28,000/- (Rupees SEVEN LAKHS TWENTY EIGHT THOUSAND 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. 7,28,000/- (Rupees SEVEN LAKHS TWENTY EIGHT 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



Signature: A. N. I. (S)
North 24-Parganas
U. A. N. (S)

23 MAY 2008

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 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.





[Handwritten signature]

Signature of
North 24-Parganas
[Signature]

23 MAY 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 0.68 Satak in R.S./R.DAG NO. 287, 1.38 Satak in R.S./R.DAG NO. 300 & 0.67 Satak in R.S./R.DAG NO. 308 i.e. in total 2.73 Satak under L.R. Khatian No.179 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. 287

ON THE NORTH : R.S./L.R.DAG NO. 286

ON THE SOUTH : R.S./L.R.DAG NO. 287/728

ON THE EAST : R.S./L.R.DAG NO. 272

ON THE WEST : R.S./L.R.DAG NO. 288



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অফিসার্স অফিস
North 24-Parganas
West Bengal

23 MAY 2008

R.S. & L.R.DAG NO. 300

ON THE NORTH : R.S./L.R.DAG NO. 299

ON THE SOUTH : R.S./L.R.DAG NO. 302

ON THE EAST : MOUZA GHUNI

ON THE WEST : PART OF R.S./L.R.DAG NO. 300.

R.S. & L.R.DAG NO. 308

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

ON THE SOUTH : R.S./L.R.DAG NO. 306

ON THE EAST : R.S./L.R.DAG NO. 307

ON THE WEST : R.S./L.R.DAG NO. 310 & 311.



সিগনেচার ন/ন I (৩)
North 24-Parganas
G. B. B. B.

23 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.

WITNESSES :

1. *Sugy Das*
Berh

2. *Arjit Das*
Berh

Karamal Hazee

SIGNATURE OF CONSTITUTED
ATTORNEY OF THE VENDORS

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

SIGNATURE OF THE PURCHASER























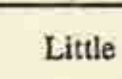
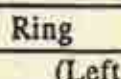
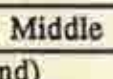

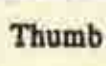
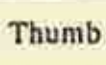

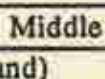




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উত্তর ২৪ পরগণা জেলা কালেক্টর
North 24 Parganas
D. A. B. S.

23 MAY 2008

SPECIMEN FORM FOR TEN FINGERPRINTS

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



[Handwritten Signature]
Secretary, S/O I/O
North 24-Parganas
U.P. S. S. - 24

23 MAY 2008

MEMO OF CONSIDERATION

Received from the within named Purchaser a sum of **Rs. 7,28,000/- (Rupees SEVEN LAKHS TWENTY EIGHT THOUSAND Only)** for this forgoing document.

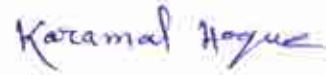
IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

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. 

2. 



SIGNATURE OF CONSTITUTED
ATTORNEY OF THE VENDORS


Drafted by: SASWATI PODDAR, Adv.

WB/236/01






Registrar of Companies
North 24-Parganas
West Bengal

23 MAY 2008

**SITE PLAN OF LAND AT MOUZA-SULANGARI, J.L. NO.-22,
R.S. NO.- TOUJI NO.-178, L.R. KHATIAN NO.-
R.S. DAG NO.- 287, 300 & 308, P.S.-RAJARHAT,
DIST.-NORTH 24 PGS.**

AREA OF LAND : R.S. DAG NO.- 287 = 0.68 Satak.
300 = 1.38 Satak.
308 = 0.67 Satak.



Komal Hogue

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



সি. এ. এ. এ. এ.
North 24-Parganas
I. B. B. B.

23 MAY 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 7873 to 7885
being No 04599 for the year 2008.



(X) 02-September-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal