

18

06662

Sulanga 294.

Delhi



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 161542

Stamp under Sec 22 of W.B.L.R. Act 1908  
Stamp Act 1899 Subsequently amended Schedule I.A No. 23  
North 24 Parganas  
23 MAY 2008

1001 ✓  
0739910  
40010  
Sale  
23

DEED OF CONVEYANCE

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

Stamp duty of Rs. 39910/-  
has been realized on 17/4/08  
as per Banker's Cheque /  
Bank Draft No. 60158  
Date 17/4/08

2500  
2000  
2500  
2000

800000  
878900  
878900  
8828  
8828  
8828

Signature

17/4/08

V/C no - 1319

DE - 335-08

1731  
15/5/08

SANJIB KUMAR SARKAR S. Daddam  
Advocate, Barasat Court



on behalf of West Bengal Housing Board  
Swapna Chakrabarty  
Kano / Land Acquisition  
Cell and Authorised Officer  
West Bengal Housing Board  
Zone  
District North 24 Parganas  
by Caste - Hindu / Muslim / Christian  
P.O. ...  
P.S. ...  
Signature of ...  
North 24 Parganas  
U.P. & L-24  
23 MAY 2008

23rd May 08  
Swapna Chakrabarty

Swapna Kumar Chakrabarty

23 MAY 2008  
23 MAY 2008

On behalf of West Bengal Housing Board

Swapna Kumar Chakrabarty  
KGO-I, Land Acquisition  
Cell and Authorised Officer  
West Bengal Housing Board



22/5/08

Signature

Signature  
Date: 23/5/08

Mikto Banker  
Signature  
District - North 24 Parganas  
by Caste - Hindu / Muslim / Christian

Signature  
North 24 Parganas  
U.P. & L-24  
23 MAY 2008

**B E T W E E N**

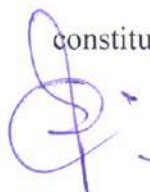
**SWAPAN KUMAR ACHARYA** son of LATE SANTANA ACHARYA residing at 123/2, ACHARYA PRAFULLA CHANDRA ROAD, KOLKATA-700006, presently residing at No.111, SAMARPALLY, KRISHNAPUR, P.S. – BAGUIATI, KOLKATA-700102, DIST. 24 – PARAGANAS (NORTH) by faith Hindu, by occupation Cultivator hereinafter called the '**VENDOR**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, representative, executors, administrators and assigns) the Vendor is represented by their lawfully Constituted Attorney **MD ANISUR RAHAMAN** son of Late Enayet Ali residing at Vill – Ghuni, P.O. Ghuni, P.S. – Rajarhat Dist 24 – Parganas (North) by Faith- Muslim, by Occupation- Business 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 SWAPAN KUMAR ACHARYA, is the recorded owner of agricultural land measuring 03 Satak out of 26 Satak in R.S.& L.R. DAG NO. 294 under L.R. KHATIAN NO.566 situated at situated at Mouza SULANGARI, J.L. No. 22 under Rajarhat P.S., North 24- Parganas.

**AND WHEREAS** SWAPAN KUMAR ACHARYA appointed MD ANISUR RAHAMAN son of Late Enayet Ali residing at Vill – Ghuni, P.O. Ghuni, P.S. – Rajarhat Dist 24 – Parganas (North) by Faith- Muslim, by Occupation- Business as their constituted attorney by way of a registered G.P.A. bearing no. 411 dated 15.04.2008





*(Handwritten signature)*

Signature of S. T. (S)  
North 24-Parganas  
C. B. S. S. S.

23 MAY 2008

duly registered at A.D.S.R, BIDHANNAGAR copied in Book NO. IV, Vol. No.1 , Pages 4370 to 4381 for the year 2008 for the above mentioned property i.e.03 Satak in R.S. Dag No.294.

**AND WHEREAS** SWAPAN KUMAR ACHARYA, the vendor herein, is the absolute owner & occupier 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), 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 vendor has agreed to sell and the purchaser through Bengal Ambuja has agreed to purchase the plot of land measuring an area of 03 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs.8,00,000 /- (Rupees EIGHT 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.8,00,000 /- (Rupees EIGHT 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

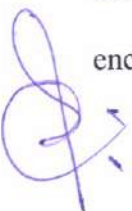




Registrar (S/T) (A)  
North 24-Parganas  
(S.A.S.-2)

23 MAY 2008

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 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





*[Handwritten Signature]*  
Registrar a/s I (A)  
North 24 Parganas  
C. A. R. O.

23 MAY 2008



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 **03 Satak** in R.S.& L.R. DAG NO. 294 under L.R KHATIAN NO.566 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 -SULANĠARI, 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. 294

ON THE NORTH : R.S. & L.R.DAG NO. 269

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



*[Handwritten signature]*

Registrar of Companies  
North 24-Parganas  
West Bengal

23 MAY 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 Haque  
Ghani

2. *[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*

SIGNATURE OF THE CONSTITUTED  
ATTORNEY OF THE VENDOR

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 mark]*



*[Handwritten signature]*

Inspector S/S I (A)  
North 24-Parganas  
I. A. L. S.

23 MAY 2008

**MEMO OF CONSIDERATION**

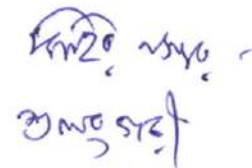
Received from the within named Purchaser a sum of **Rs.8,00,000 /-** (Rupees **EIGHT LAKHS ONLY**) for this forgoing document.

**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. 



**SIGNATURE OF THE CONSTITUTED  
ATTORNEY OF THE VENDOR**



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

**WB/236/01**





*[Handwritten signature]*

**Signature a/s I (P)  
North 24-Parganas  
I.R.R.-B.**

**23 MAY 2008**





















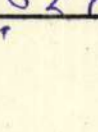

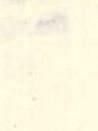
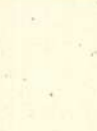

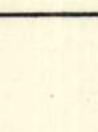


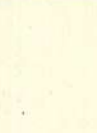
*[Handwritten mark]*



~~भारतीय न्यायपालिका  
North 24-Paraganah  
C.A. & R.A.~~

23 MAY 2008

**SPECIMEN FORM FOR TEN FINGERPRINTS**

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



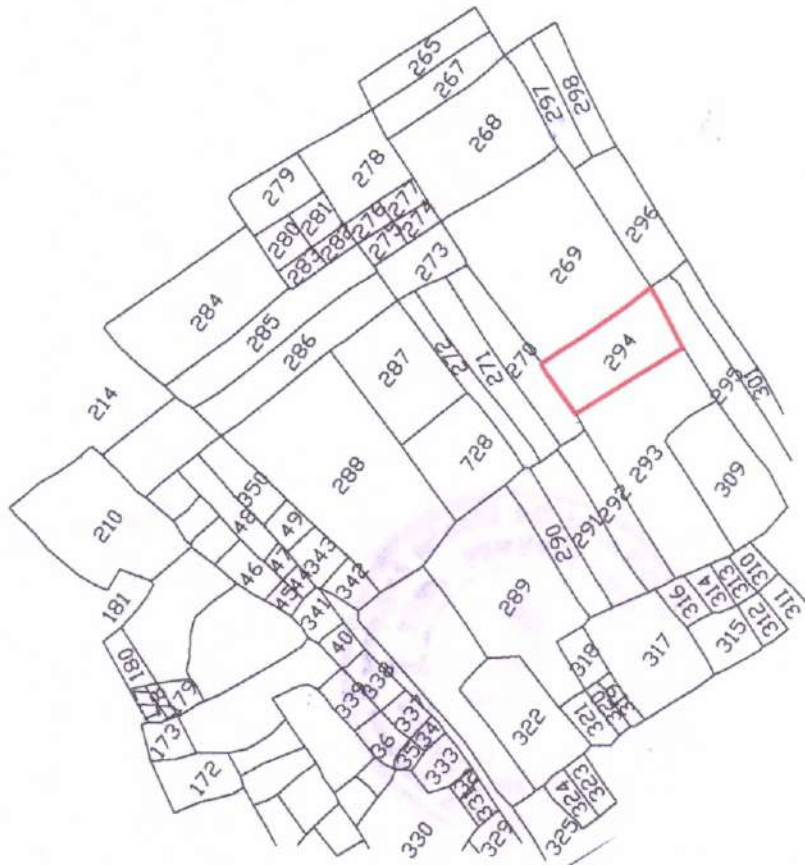


*[Handwritten Signature]*  
Secretary s/s I (A)  
North 24 Parganas  
C.B. & L. - 53

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.- 294, P.S.-RAJARHAT, DIST.-NORTH 24 PGS.**

AREA OF LAND : R.S. DAG NO.- 294 = 3 Satak.



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

*Shamita*



Registrar a/o T (A)  
North 24-Parganas  
C.B. & R. O.

23 MAY 2008

উত্তর ২৪ পরগণা জেলা  
পশ্চিমবঙ্গ সরকার  
জি.এ.ও. (ক)  
উত্তর ২৪ পরগণা জেলা  
২৩ মে ২০০৮

Certificate of Registration under Section 69 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 7986 to 7987  
being No 04600 for the year 2008.



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