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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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

[Signature]
 Addl District Sub-Registrar
 Bidhan Nagar (Salt Lake City)

10 JUN 2010

DEED OF CONVEYANCE

THIS INDENTURE made on this 9th Day of June, Two Thousand and Ten



[Handwritten mark]

নং 160A তার 09.06.2010 ক্র. 100/-

ক্রোতার নাম _____
মাং _____
ক্রয় ক্রোতার স্বাক্ষর _____
সিদ্ধম নাম (কনট্রোল সিল) এ ডি এম আর এ
মোট পইসা এর তার _____
মানসি _____ মোট কত টাকা খতিদ _____

Sarwati poddu Ado.
Highcourt, Kail.

7 MAY 2010
650000

উত্তরাধিকারক্রমে ক্রয় করা গেল
১ ৫০০০০

Swapam Kumar Chakrabarty



V.K
3875

Swapam Kumar Chakrabarty

S. K. CHAKRABARTY
K.G.O.
LAND Acquisition Cell
West Bengal Housing Board



V.K
3876

Balant Lal Sharma

Nasirul Haque
S/o M.M. Haque
Ghani P.S - New Town
Business



Addl District Sub-Registrar
Bidhan Nagar (S.K.)
9 JUN 2010

BETWEEN

SRI BABU LAL VERMA son of Baij Nath Verma by faith Hindu, by occupation Business, by Nationality Indian, residing at Gopalpur (Jagardanga), P.S. Airport, P.O.-R. Gopalpur, District North 24 Parganas, Kolkata - 7000136 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 represented by its K.G.O **MR. SWAPAN KUMAR CHAKRABORTY** son of Late Bidhubhusan Chakraborty hereinafter called 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 Negendra Nath Ghosh and Ganesh Chandra Ghosh were the joint owners as equal shares and were well seized and possessed of and or otherwise well and sufficiently entitled to the property measuring an area of 23 (Twenty Three) Decimals comprised in R.S. & L.R. Dag No, 295, under R.S. Khatian No. 58, lying and situate at Mouza Sulanguri, J.L. No. 22, Pargana Kalikata under Police Station - Rajarhat now Newtown in the District of 24 Parganas at present North 24 Parganas by virtue of Revisional Settlement record of rights and their names were recorded in R.S. Khatian No. 58.

AND WHEREAS while seized and possessed the said 50% (Fifty percent) share of land measuring about 11.50 (Eleven Point Five Zero) Decimals along with others land, the said Ganesh Chandra Ghosh died intestate leaving behind him his wife Smt. Karuna Ghosh, one son Sri Chandi Ghosh and two married Daughters Smt. Chaya Ghosh and Smt. Bimla Ghosh as his legal heirs and successors to his estate and subsequently the legal heirs and successors of deceased Ganesh Chandra Ghosh became the absolute joint owners of the said land and their names were recorded in the L.R. Settlement





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record of rights. The name of Sri Chandi Ghosh was recorded under L.R. Khatian No. 138, the name of Chaya Ghosh was recorded under L.R. Khatian No. 148, the name of Smt. Karuna Ghosh was recorded in L.R. Khatian No. 69 and the name of Smt. Bimala Ghosh wife of Late Kamal Krishna Ghosh was recorded under L.R. Khatian No. 293 as each two annas share in R.S. & L.R. Dag No. 295.

AND WHEREAS in course of enjoying the said 2 annas share of land measuring an area of 02.875 decimals out of 23 Decimals along with other land the said Smt. Bimala Ghosh wife of Late Kamal Krishna Ghosh died intestate leaving behind her seven sons namely (1) Sri Rabin Ghosh, (2) Sri Sankar Ghosh, (3) Sri Sunil Ghosh, (4) Sri Swapan Ghosh, (5) Sri Utpal Ghosh, (6) Sri Tapan Ghosh and (7) Sri Kartick Chandra Ghosh and two married daughters (1) Smt. Basanti Ghosh and (2) Smt. Joyanti Ghosh as her legal heirs and successors to her estate and subsequently the legal heirs and successors of deceased Bimala Ghosh became the absolute joint owners of the said land by virtue of inheritance and they jointly sold out their portion by another registered Deed of conveyance to Babulal Verma the present Vendor herein above.

AND WHEREAS in course of enjoying the said 2 Annas share of land measuring an area of 02.875 Decimals out of 23 Decimals along with others land the said Smt. Karuna Ghosh sold transferred and conveyed the said 02.875 decimals of land to one Sri Sandip Ghosh by a Registered Deed of Conveyance dated 09/09/1996 registered at the Office of the A.D.S.R. Bidhan Nagar (Salt Lake City) vide Book No. I, Being no. 3650 for the year 1996.

AND WHEREAS thus the said Sri Chandi Ghosh, Sri Sandip Ghosh and Smt. Chaya Ghosh, were jointly seized and possessed of an or otherwise well and sufficiently entitled to the said property measuring an area of 08.625 Decimals out of 23 Decimals comprised in R.S. Dag No. 295 under R.S. Khatian no. 58, L.R. Khatian Nos. 138, 148 & 69 at Mouza Sulanguri, J.L. no. 22, R.S. No. 196, Touzi No. 178, Pargana – Kolikata, Police Station Rajarhat, in the District of 24 Parganas by virtue of inheritance and deed of conveyance vide Deed No. 3650 for the year 1996.

AND WHEREAS due to requirement of finance, on 01/08/2006, the said Sri Chandi Ghosh, Sri Sandip Ghosh and Smt. Chaya Ghosh, sold, conveyed and transferred all that the piece and parcel of Shali land measuring an area of 08.625 Decimals equivalent





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Bidhan Nagar (South 24 Pgs.)

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to 5 (Five) Cottahs 3 (Three) Chittacks and 28 (Twenty eight) Sq.ft. out of 23 Decimals comprised in R.S. Dag No. 295 under R.S. Khatian No. 58, L.R. Khatian Nos. 138, 148 & 69 at Mouza Sulanguri, J.L. No. 22, R.S. No. 196, Touzi No. 178, Pargana Kolikata within the jurisdiction of Rajarhat now Newtown Police Station and within the local limits of Ghuni Gram Panchayat in the District of North 24 Parganas, Additional District Sub-Registration Office, Bidhan Nagar (Salt Lake City) in the District of North 24 Parganas in favour of the Owner/Vendor herein at and for a valued consideration amount mentioned therein and the document was registered with the Office of the A.D.S.R. Bidhannagar, West Bengal on 29/01/2008 and recorded in Book No. I, C.D. Volume no. 1, Pages from 17335 to 17354, being no. 00906 for the year 2008.

AND WHEREAS BABU LAL VERMA, the vendor herein, being 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 marketable 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 8.625 Decimals hereinafter called the "said plot", more fully and particularly described in Schedule hereunder written, for a price of Rs. 22,73,220/- (Rupees TWENTY TWO LAKH SEVENTY THREE THOUSAND TWO HUNDRED TWENTY) and on the terms and conditions hereunder.





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Bidhan Nagar (Salt Lake Circle)

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Swapna Umachandran

Swapna Umachandran

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 22,73,220/- (Rupees TWENTY TWO LAKH SEVENTY THREE THOUSAND TWO HUNDRED TWENTY) paid ——— to the vendor 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 vendor 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 he 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



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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 he is hereby executing this deed out of his 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 and covenant of the contents of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT the piece and parcel Shali land measuring an area of 08.625¹ Decimals equivalent to 5 (Five) Cottahs 3 (Three) Chittacks and 28 (Twenty Eight) Sq.ft. out of 23 Decimals comprised in R.S. Dag No. 295 under R.S. Khatian No. 58, L.R. Khatian Nos. 138, 148 & 69 at Mouza Sulanguri, j.L. No. 22, R.S. No. 196, Touzi No., 178, Pargana Kolikata within the jurisdiction of Rajarhat Police Station and within the local limits of Ghuni Gram Panchayat in the District of North 24 Parganas, Additional District Sub-Registration Office, Bidhan Nagar (Salt Lake City) in the District of North 24 Parganas

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. 295

ON THE NORTH : Part of R.S. & L.R. Dag No. 296
ON THE SOUTH : Part of R.S. & L.R. Dag No. 307
ON THE EAST : Part of R.S. & L.R. Dag No. 301
ON THE WEST : Part of R.S. & L.R. Dag No. 293, 294 & 309.

WITNESSES:

1. *Nasimul Hoque*

2. *Pradip Nath*

Kaplan pu Kur New Delhi

3. *Swapan Kumar Chakraborty*

S. K. CHAKRABORTY

K.G.O. yeog Buisno
LAND Acquisition Cell...
West Bengal Housing Board

PURCHASER
on behalf of W.B.H.B

Signature of Vendor

SIGNATURE OF THE VENDOR



Addl District Sub Registrar
Bidhan Nagar

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MEMO OF CONSIDERATION

Recieved a sum Rs. 22,73,220/- (Rupees TWENTY TWO LAKH SEVENTY THREE THOUSAND TWO HUNDRED TWENTY) 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 vendor in Bengali language to which he have admitted and have understood

WITNESSES:

1. Nasimul Haque

2. Pradip Kumar

Barbed Kumar

SIGNATURE OF THE VENDOR

Saswati Poddar

Drafted by: SASWATI PODDAR, Adv.

WB/236/01



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

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SPECIMEN FORM FOR TEN FINGER PRINTS



S.K. Ghay
S.K. GHAY, RAJIB
K.G.O.
LAND ACQUISITION
West Bengal Planning Board

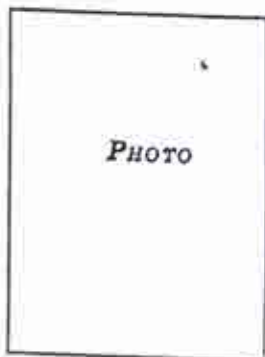
S.K. Ghay

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

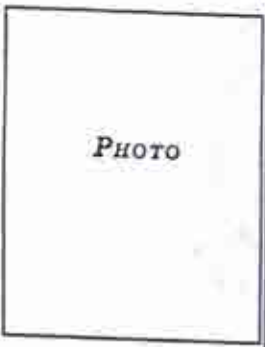


B. Subramanian

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



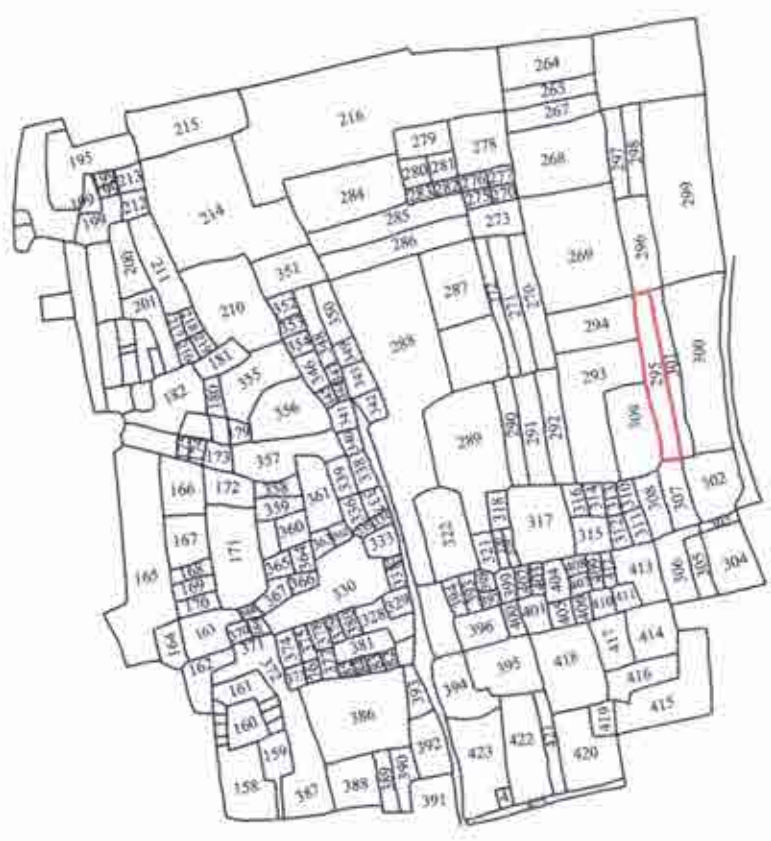
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

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SITE PLAN OF LAND AT MOUZA- SULANGARI, J.L. NO.- 22, R.S. NO.-196, L.R. KHATIAN NO.-69,138,148, R.S. & L.R. DAG NO.- 295, P.S.-RAJARHAT, DIST.-NORTH 24 PGS.

AREA OF LAND : Dag No. 295 = 8.625 Satak.

Scale: 16"=1Mile



S. K. Chakraborty
S. K. CHAKRABORTY
K.G.O.
LAND Acquisition Cell
West Bengal Housing Board

Babul Kumar



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

• 9 JUN 2010



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 05993 of 2010
(Serial No. 06002 of 2010)

On 09/06/2010

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

Presented for registration at 22.10 hrs on :09/06/2010, at the Private residence by Swapan Kumar Chakraborty ,Claimant.

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

Execution is admitted on 09/06/2010 by

1. Babu Lal Verma, son of Baij Nath Verma , Gopalpur (Jagardanga), Kolkata, Thana -Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Airport Pin :-700136 , By Caste Hindu, By Profession : Business
2. Swapan Kumar Chakraborty
K G O, West Bengal Housing Board, 105, S N Banerjee Road, Thana:-Taltala, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700014 ,
, By Profession : Others
Identified By Nasimul Haque, son of M M Haque, Village:Ghuni, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Ghuni , By Caste: Muslim, By Profession: Business.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 10/06/2010

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 : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 25003/- E = 14/- on 10/06/2010

Certificate of Market Value(WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2273220/-

Certified that the required stamp duty of this document is Rs.- 113681 /- and the Stamp duty paid as Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 113581/- is paid 72181709/06/2010 State Bank of India, B T ROAD, received on 10/06/2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10/06/2010 16:20:00

EndorsementPage 1 of 2

10 JUN 2010



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Paraganas

Endorsement For Deed Number : I - 05993 of 2010
(Serial No. 06002 of 2010)

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



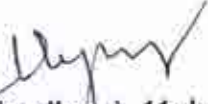
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 10534 to 10546
being No 05993 for the year 2010.




(Rajendra Prasad Upadhyay) 11-June-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal