





696

7-2-08

কর্মিক সং... তারিখ...  
কোড...  
গ্রাম...  
মূল্য ২০০০ টাকা ০০ পয়সা  
ভেঙার অ...  
আমডান্স এ, ডি, এস, জার, অফিস

S. Podder

Advocate  
*[Signature]*

উত্তর ২৪ পরগনা

4 FEB 2008

কায়ের তারিখ

মোট মূল্য

ট্রেজারী অফিস — বারাসাত

150000



অতিরিক্ত সচিবের কার্যালয়

1st day of April 2008

Office at Barasat by...

Signature of the Recipient / Claimant

*Simpson Kumar Chakraborty*

① Simpson Kumar Chakraborty  
KGO-1 Land Acquisition  
Cell and Authorised Officer  
West Bengal Housing Board  
District — North 24-Parganas  
Caste - Hindu, Muslim / Christian  
1 APR 2008

North 24-Parganas  
U. & L. O.

On behalf of West Bengal Housing Board

*Simpson Kumar Chakraborty*

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



2010

Sunil Kumar Mondal



2011

আনন্দি কায়

Anil Kumar Mondal

Signature of Anil Kumar Mondal  
District — North 24-Parganas  
Caste - Hindu, Muslim / Christian

North 24-Parganas

1 APR 2008



**B E T W E E N**

**1. SUNIL MONDAL 2. ASIT MONDAL 3. MALATEE ROY alias MONDAL MONDAL** wife of Sri Sushanta Roy all sons and daughter of Subal Chandra Mondal alias Subal Mondal, an Indian Citizen, by faith Hindu, by occupation Business and Housewife respectively, residing at Vill & P.O- Ghuni , P.S Rajarhat Dist North 24 Parganas, and No.3 residing at Vil- Nangal Beki P.S. Bangur, 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) 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 **Subal Chandra Mondal** son of late Ananta Ram Mondal , had been the recorded owner of agricultural land measuring 25 Decimals out of 25 Decimals in R.S.L/R.DAG NO. 309 under L.R. Khatian No.496 situated at Mouza Sulangari, J.L. No. 22 under Rajarhat P.S., North 24- Parganas.

**AND WHEREAS** **Subal Chandra Mondal** a widower died intestate leaving behind his, three sons namely 1.Sunil Mondal and 2.Asit Mondal 3.Mrityunjoy Mondal one daughter namely 4. Smt Malatee Roy alias Smt Malatee Mondal wife of Sri Sushanta Roy, and accordingly all of them became the absolute owners of the said property as per Hindu



2012

- Abait Mondal

all Son of Sulept Chandra  
Mondal all vill + po, G. kumi  
P.S. Rajarhat, North 24 Parganas.  
① of vill - Nampal Beri  
P.S. Bangur, West - Nandga.  
District - Howrah.  
Business & House wife.

Act n/m  
etc. D. Des  
of Bantnathi upo.  
Koo chur.



M

Registrar n/s I (B)  
North 24-Parganas  
W.B. & L.

1 APR 2008



Law and are well entitled to transfer the same to anyone in anyway. And accordingly **1.Sunil Mondal 2.Asit Mondal and 3.Smt Malatee Mondal** the vendor herein, became the owner and occupiers of **18.75 Decimals** out of 25 Decimals in R.S.DAG NO. 309 and are well entitled to transfer the same to anyone in anyway,

**AND WHEREAS**, the vendors herein, is the absolute owner 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 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 **18.75 Decimals** hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 49,77,000/-(Rupees FORTY NINE LAKHS SEVENTY SEVEN 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. 49,77,000/-(Rupees FORTY NINE LAKHS SEVENTY SEVEN THOUSAND Only) paid by the purchaser to the vendors before the execution of this present (the receipt of which the vendor doth hereby





Registrar u/s I (A)

North 24-Parganas

1 APR 2008

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 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







*[Handwritten signature]*  
Magistrate w/s I (A)  
North 24 Parganas  
A.P.R.-B.

1 APR 2008



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 18.75 Decimals in R.S.L/R.DAG NO. 309 **i.e. in total 18.75 Decimals** under L.R. Khatian No. 496 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 of [Name]  
North 24-Parganas  
[Name]

1 APR 2008



**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 : R.S.DAG NO. 293.

ON THE SOUTH : R.S.DAG NO . 308.

ON THE EAST : R.S.DAG NO. 295.

ON THE WEST : R.S.DAG NO. 293.

**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. *Wasimul Haque*  
*Ghani, Rajon ke...*

*Sunil Mondal*  
*সুনীল মন্ডল*  
*Sunil Mondal*

2. *Ajit Mondal*

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

*PUREHASE*

SIGNATURE OF THE VENDOR



*[Handwritten signature]*  
Registrar of Companies  
North 24 Parganas  
West Bengal  
1 APR 2008



MEMO OF CONSIDERATION

Received from the within named Purchaser a sum of **Rs. 49,77,000/- (Rupees FORTY NINE LAKHS SEVENTY SEVEN THOUSAND Only)** for this forgoing document.

**WITNESSES :**

1. *Alasimul - Eque  
Ghani Rayanhet -*

*Sunil Mondal  
সুনীল মন্ডল  
Sunil Mondal*

2. *Anil Mondal*

---

**SIGNATURE OF THE VENDOR**

*S. Poddar*

Drafted by: **SASWATI PODDAR, Adv**

**WB/236/01**

*[Signature]*



Magistrate w/o I. (A)



































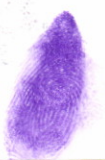








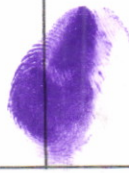
North 24-Parganas

১৯.৪.২০০৮

1 APR 2008



UNDER RULE 44A OF THE I.R. ACT 1908 N.B - L.H. BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

|   |  | LITTLE  | RING  | MIDDLE   | FORE  | THUMB   |
|---|--|---|---|--|---|---|
|    |  |    |    |    |    |    |
|   |  | THUMB   | FORE  | MIDDLE   | RING  | LITTLE  |
| মাননী সারী  |  |    |    |    |    |    |
|   |  | LITTLE  | RING  | MIDDLE   | FORE  | THUMB   |
|  |  |   |   |   |   |   |
|   |  | THUMB   | FORE  | MIDDLE   | RING  | LITTLE  |
| Asit Mondal   |  |  |  |  |  |  |
|   |  | LITTLE  | RING  | MIDDLE   | FORE  | THUMB   |
|   |  |  |  |  |  |  |
|   |  | THUMB   | FORE  | MIDDLE   | RING  | LITTLE  |
| Sunil Mondal  |  |  |  |  |  |  |
|   |  | LITTLE  | RING  | MIDDLE   | FORE  | THUMB   |
|  |  |  |  |  |  |  |
|   |  | THUMB   | FORE  | MIDDLE   | RING  | LITTLE  |
|   |  |  |  |  |  |  |
|   |  |   |   |  |   |   |

Attested

*Sunil Mondal*



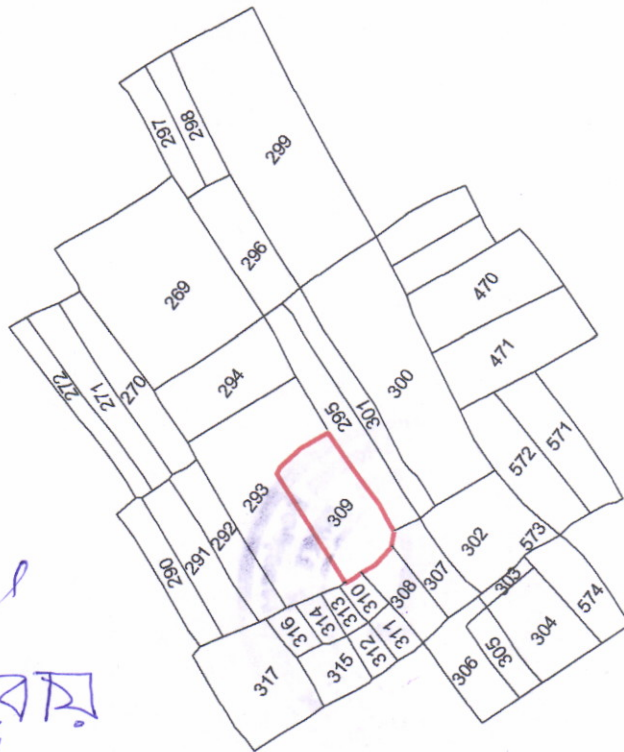
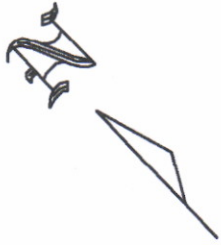
অফিসার ন/স/স  
North 24-Parganas  
West Bengal

1 APR 2008



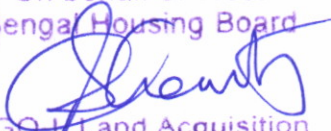
SITE PLAN OF LAND AT MOUZA-SULANGARI, J.L. NO.-22,  
R.S. NO.- TOUJI NO.-178, R.S. KHATIAN NO.-  
L.R. KHATIAN NO.- R.S. DAG NO.- 309,  
P.S.-RAJARHAT, DIST.-NORTH 24 PARGANAS.

AREA OF LAND : R.S. DAG NO.- 309 = 18.75 Satak.



Sanil Mondal

সানীল মন্ডল  
Sanil Mondal

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





Signature of S. K. S.  
North 24-Parganas  
C.A. S. S. S.

1 APR 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 2678 to 2688  
being No 06563 for the year 2009.



*(Handwritten signature)*

(Dinabandhu Roy) 05-April-2010  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal