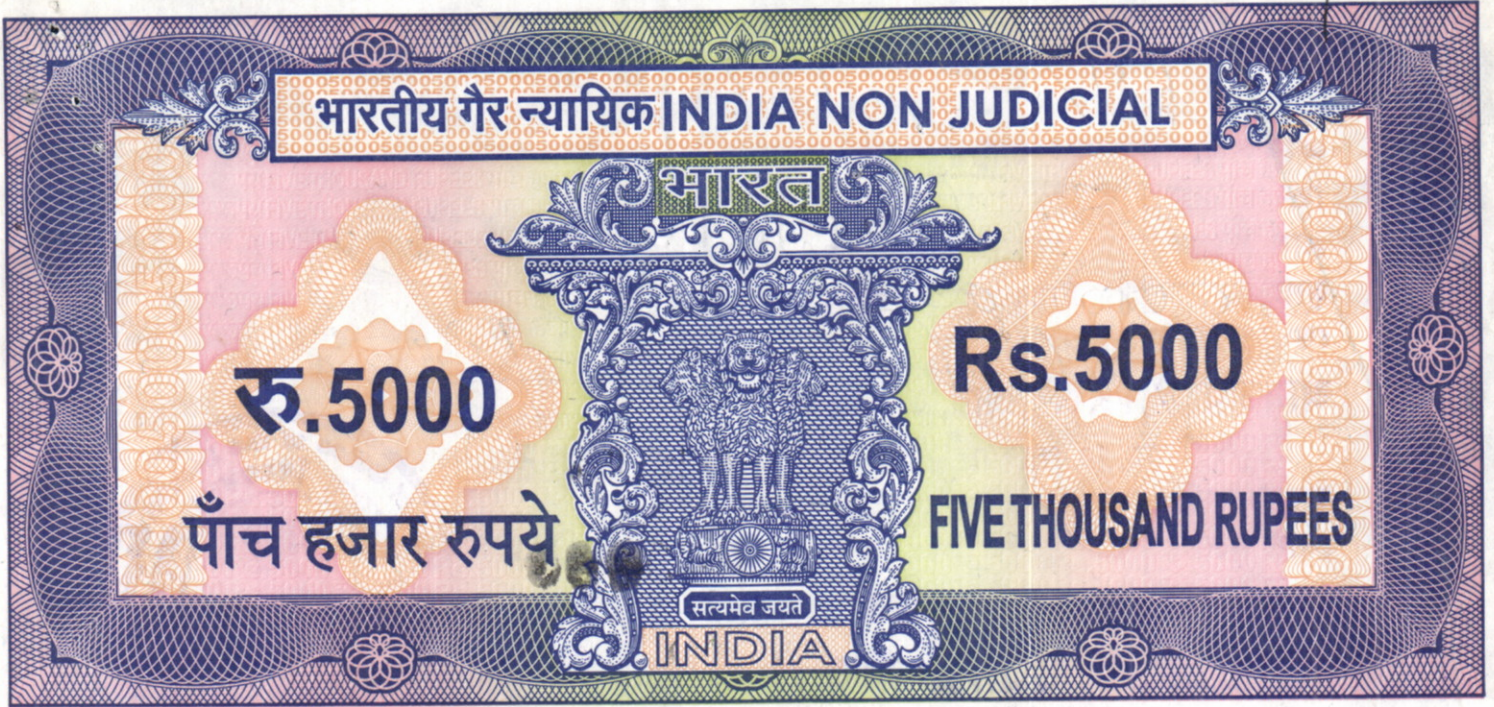


04282

Sulanga
301

Q 06564



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

161258

admissible under Rule 81 & sec.
4/s 6 (1) of W. B. L. R. Act 1954
Duly Stamp under the Indian
Stamp Act 1899 Subsequently
amended Schedule LA. No. 1
Stamp Paid

5000/-
BD 38910/-
43910

Stamp duty of Rs. 38910/-
has been realized on 11.4.08
as per Banker's Cheque / 287259
Bank Draft No. 287259
Date 11/4/08 of [Signature]

Registrar w/o T (A)
North 24-Parganas
W. B. L. R. 50

1 APR 2008

A-9647
E-7
H-28
M(2)-4
9686

L. S. L. S.
North 24 Parganas
11.4.08

77 NOV 2009

DEED OF CONVEYANCE

THIS INDENTURE made on this 1st Day of April, Two Thousand and Eight

et 10/-

[Signature]
MCA-01904
20/250.00
20/20.00
270.00

697 7-2-08

কর্মিক সংখ্যা তারিখ

জেতা S. Podder

গ্রাম Advocate

মূল্য 2000 টাকা

ভেদার ক্রী

আমডাসা এ, ডি, এন, আর, অফিস

উত্তর ২৪ পরগণা

-4 FEB 2008

কায়ের তারিখ

মোট মূল্য 150000

ট্রেজারী অফিস — বারাসাত

ভেদার - শ্রী গোবিন্দ পসাদ মিত্র

Associated for Registration of

on the 11th day of April 2008

at 2008 of the Sadar Registration

Office at Barasat by

of the Executive / Chairman



Simpson Umare Chatterjee

North 24-Parganas J.R.R.L.-11

2008

North 24-Parganas J.R.R.L.-11

1 APR 2008

On behalf of West Bengal Housing Board

Simpson Umare Chatterjee

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

Simpson M. Chatterjee
KGO-I, Land Acquisition Cell
and Authorized Officer
West Bengal Housing Board,
District - North 24-Parganas
by Caste - Hindu/Muslim/Christian
by Profession -

② Mr. Abul Basar M. Muslim
Mondal of Anapara (Dhansra)
P.O. Rajarhat, Rd - 157,
Post Office and attorney for
Sankar Chatterjee.



2008

MD Abul Basar
As cause attorney of the vendor.

Sujay Das
S.O. of
of Revenue
Kul Chu.

Sujay Das
S.O. of Revenue
District - North 24-Parganas
by Caste - Hindu/Muslim/Christian
by Profession - Law Clerk

North 24-Parganas J.R.R.L.-11

1 APR 2008

B E T W E E N

1. SANKAR ADHIKARI son of late Khoka Adhikari, by faith Hindu, residing at Vill - Sulangari, P.S Rajarhat Dist North 24 Parganas, by occupation Service, hereinafter called the '**VENDOR**' (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 ~~his~~ Constituted Attorney **MD.ABUL BASAR** son of Muslim Mondal an Indian Nation by faith Islam, by occupation Business, residing at Hatiara (Dhankal) P.S. Rajarhat, South 24. Parganas Kolkata- 700 157 vide a General Power of Attorney registered at ADSR Bidhan nagar, recorded in that office Book no.IV, CD Volume No.1 pages 1460 to 1468 being no.00250 for the year 2007.


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 **Prafulla Ghosh** son of late Gostha Hari Ghosh, had been the recorded owner of agricultural land measuring 17 Decimals out of 17 Decimals in R.S.DAG NO. 301 under L.R. Khatian No.241 situated at Mouza Sulangari, J.L. No. 22 under Rajarhat P.S., North 24- Parganas.

CRKb
1502




District Collector
North 24 Parganas
West Bengal

1 APR 2008

AND WHEREAS Prafulla Ghosh transferred **3.3 Decimals** out of 17 Decimals the above mentioned land by way of a Sale Deed bearing no. 241 dated 17.01.1994 copied in Book No. I, Vol. No.7, Pages 163 to 170 for the year 1994 duly registered at A.D.S.R., BIDHANNAGAR to **Sankar Adhidari** son of late Khoka Adhikari, the vendor herein, and accordingly the vendor became the absolute owner and occupier of the said property by way of this purchase and is now well and sufficiently entitled to transfer the same to anyone in anyway

AND WHEREAS, the vendors herein, is the absolute owner and occupier 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 **3.3 Decimals** hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 8,78,000/- (Rupees EIGHT LAKHS SEVENTY EIGHT THOUSAND Only) and on the terms and conditions hereunder.





Registrar n/s Y
North 24-Parganas
W.B. & B.

1 APR 2008

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 8,78,000/- (Rupees EIGHT LAKHS SEVENTY 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 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



Signature: [Handwritten Signature]
North Bangalore
Karnataka

1 APR 2008

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.

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 **3.3** Decimals in R.S.DAG NO. 301 **i.e. in total 3.3 Decimals** under L.R. Khatian No. 241 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 : -





[Handwritten signature]
Special Inspector General
for Afghanistan Reconstruction
I.S.I.G.A.R.

1 APR 2008

R.S.DAG NO. 301

ON THE NORTH : Canal Side Road

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

ON THE EAST : R.S.DAG NO. 300.

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

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

1. *Masimul Haque*
Ghani Rajanahat

2. *Anil Kumar*
Banerjee

M.D. Akel Basu.

Signature of the Constituted Attorney
of Vendor

On behalf of West
Bengal Housing Board

Simpson Kumar Choudhury
KGO-I, Land Acquisition
Cell and Authorised Officer
West Bengal Housing Board

MEMO OF CONSIDERATION

PURCHASER

(P)



~~Seal of the Office of the Bishop of the Diocese of North Carolina
1842~~

1 APR 2008

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE

Photo of the presentant should be pasted
in the front page of the document



(1)
Name : Status - Presentant

MD. Akeel Basar.

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said parson.

.....
SIGNATURE of the Presentant

MD. Akeel Basar.

(2)

Name :

Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed
person and attested by the said person.

.....
Signature of the Presentant/Executant/
Claimant/Attorney/Principal/Guardian/Testator

(Tick the appropriate status)

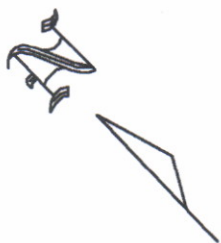




M
Registrar s/s 1
North 24 Parganas
R. R. S.
1 APR 2008

**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.- 301,
P.S.-RAJARHAT, DIST.-NORTH 24 PARGANAS.**

AREA OF LAND : R.S. DAG NO.- 301 = 3.3 Satak.



On behalf of West
Bengal Housing Board
Shamsh
KGO-I. and Acquisition
Cell and Authorised Officer
West Bengal Housing Board

MO Abdul Basar.



SECRETARY (S.I.)
North 24-Parganas
P. O. B. B. - 74

1 APR 2008

Received from the within named Purchaser a sum of **Rs. 8,78,000/-**(Rupees **EIGHT LAKHS SEVENTY EIGHT THOUSAND Only**) for this forgoing document.

WITNESSES :

1. *Nasirul Haque*
Ghuni Rajan Lal

2. *Anth u Dh*

MO. Abeer Basant.

Signature of the Constituted Attorney
of Vendor

S. Poddar

Drafted by: **SASWATI PODDAR, Adv**

WB/236/01



M
Magistrate u/s 100
North 24-Parganas
W.B.

1 APR 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 2689 to 2699
being No 06564 for the year 2009.



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