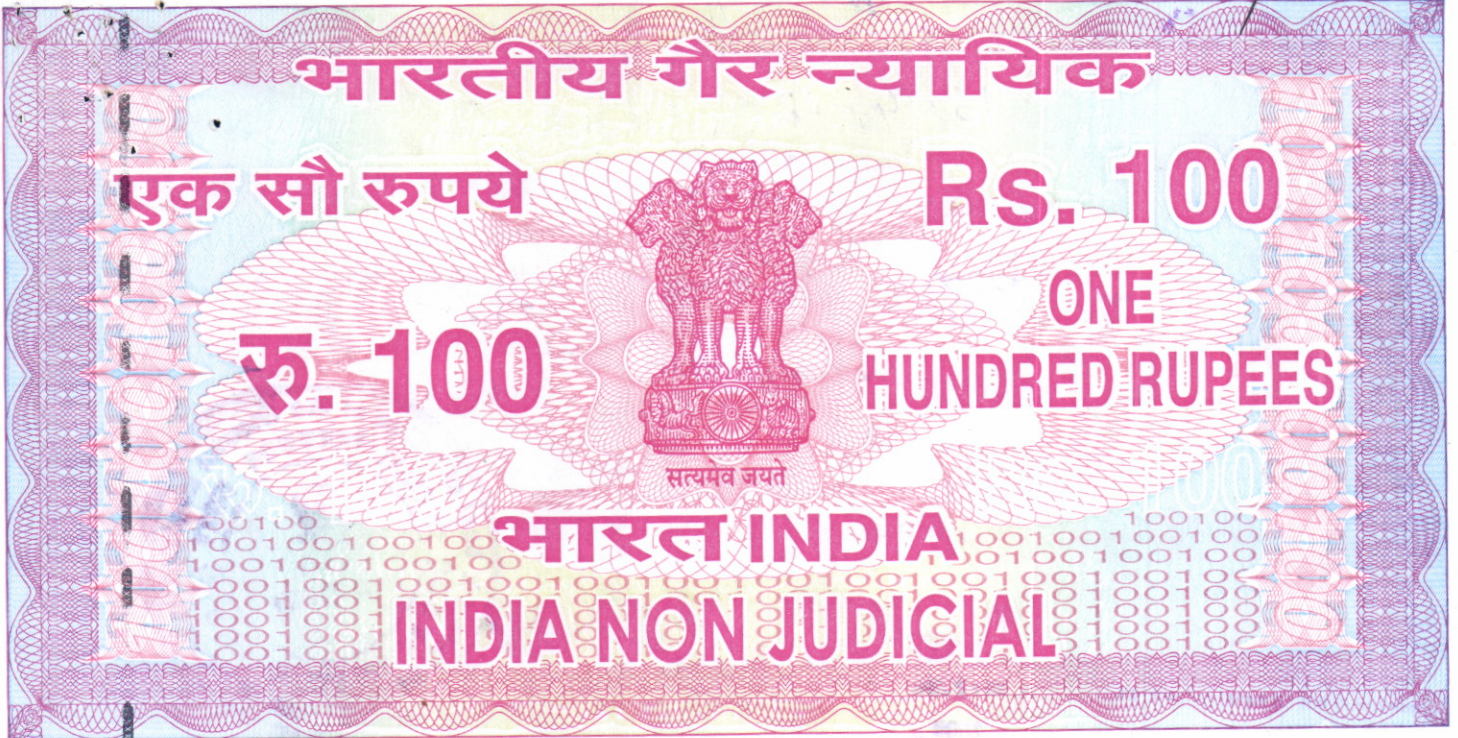


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 159063

admissible under Rule 23 & sub-  
 rule/s 6 (1) of W.E.L.R. Act 1964  
 duly Stamp under the Indian  
 Stamp Act 1899 Subsequently  
 amended Schedule I.A. No. \_\_\_\_\_  
 Tax Paid 23

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 12/5/08 839 Colony more  
 Barasat

Magistrate w/s I  
 North 24-Parganas  
 J. B. S. S. S.

29 APR 2008

12 APR 2009

A-55786/-  
 E 7  
 H 28  
 m/s 4  
 55765/-

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 27th Day of April, Two Thousand and Eight

*[Signature]*

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Visit CWC NO 1085  
 dt 29/4/08

Sale 23

50,66,500

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 S. Boddar  
 High Court. Ad.

21/8/2008  
 10000



presented for Registration at... A.M./P.M.  
 on the 29th day of April 2008  
 of the Sadar Registration  
 Office at Barasat by Swapankar Chatterjee  
 as of the Executant / Claimant. (Seal)

Kuntick ch. Mondal  
 P. S. Ghum P. O. Rajshat  
 District - North 24-Parganas  
 by Caste - Hindu/Muslim/Christian

Swapankar Kumar Chatterjee

Registrar a/s I  
 North 24-Parganas  
 29 APR 2008

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

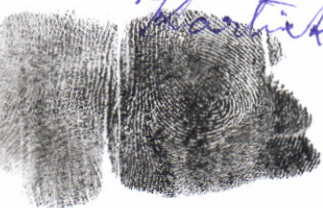
On behalf of West Bengal Housing Board

On behalf of West Bengal Housing Board  
 Registrar of North 24-Parganas  
 29 APR 2008

Swapankar Kumar Chatterjee

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

29 APR 2008



Kuntick ch Mondal. 438  
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Sanjay Das  
 P. S. Anupam P. O.  
 District - North 24-Parganas  
 by Caste - Hindu/Muslim/Christian

Registrar a/s I  
 North 24-Parganas  
 29 APR 2008

29 APR 2008

**B E T W E E N**

**KARTIK CHANDRA MONDAL** son of LATE PANCHANAN MONDAL residing at Vill & P.O – GHUNI , P.S. – RAJRAHAT, DIST. - 24 PARGANAS ( NORTH) by faith Hindu, 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 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 KARTIK CHANDRA MONDAL, is the recorded owner of agricultural land measuring 01 Satak out of 02 Satak in R.S.& L.R. DAG NO. 303, 10 Satak out of 20 Satak in R.S.& L.R. DAG NO. 304, 03 Satak out of 10 Satak in R.S.& L.R. DAG NO. 305 & 05 Satak out of 14 Satak in R.S.& L.R. DAG NO. 306 i.e. in total 19 Satak under L.R KHATIAN NO.85 situated at Mouza SULANGARI, J.L.No.22 under Rajarhat P.S., North 24- paraganas.

A handwritten signature in dark ink, consisting of a large, stylized loop followed by a horizontal stroke and a vertical stroke extending downwards.



*[Handwritten signature]*

Registrar a/s I (A)  
North 24-Parganas  
C.R. & R. S.

29 APR 2008



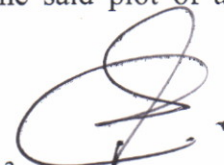
**AND WHEREAS** KARTIK CHANDRA MONDAL, the vendor herein, is the absolute owner & occupier of the said land and enjoy a good and marketable title on the said land which he proposes to transfer unto the purchaser herein for good and valuable consideration.

**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 19 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs.50,66,500 /- (Rupees FIFTY LAKHS SIXTY SIX THOUSAND FIVE HUNDRED 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.50,66,500 /- (Rupees FIFTY LAKHS SIXTY SIX THOUSAND FIVE HUNDRED 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



3

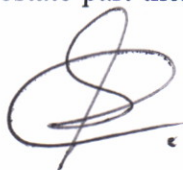


*[Handwritten signature]*

Registrar n/s T (S)  
North 24-Parganas  
C.R.R. - RA

29 APR 2008

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 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







*[Handwritten signature]*

Registrar s/s I (A)  
North 24-Parganas  
(R. R. R. - 5)

29 APR 2008



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 01 Satak in R.S.& L.R. DAG NO. 303, 10 Satak in R.S.& L.R. DAG NO. 304, 03 Satak in R.S.& L.R. DAG NO. 305 & 05 Satak in R.S.& L.R. DAG NO. 306 **i.e. in total 19 Satak** under L.R KHATIAN NO.85 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 – **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. 303**

ON THE NORTH : R.S. & L.R.DAG NO. 302

ON THE SOUTH : R.S. & L.R.DAG NO. 304

ON THE EAST : R.S. & L.R.DAG NO. 574

ON THE WEST : R.S. & L.R.DAG NO. 306





Registrar s/s T  
North 24-Parganas  
J. H. R. S.

29 APR 2008



**R.S. & L.R.DAG NO. 304**

ON THE NORTH : R.S. & L.R.DAG NO. 303  
ON THE SOUTH : PART OF R.S. & L.R.DAG NO. 304  
ON THE EAST : R.S. & L.R.DAG NO. 374  
ON THE WEST : R.S. & L.R.DAG NO. 305

**R.S. & L.R.DAG NO. 305**

ON THE NORTH : R.S. & L.R.DAG NO. 306  
ON THE SOUTH : PART OF R.S. & L.R.DAG NO. 305  
ON THE EAST : R.S. & L.R.DAG NO. 304  
ON THE WEST : R.S. & L.R.DAG NO. 306

**R.S. & L.R.DAG NO. 306**

ON THE NORTH : R.S. & L.R.DAG NO. 308  
ON THE SOUTH : PART OF R.S. & L.R.DAG NO. 306  
ON THE EAST : R.S. & L.R.DAG NO. 305  
ON THE WEST : PART OF R.S. & L.R.DAG NO. 306





REGISTRAR (S) I (C),  
North 24-Parganas  
(R. S. R. - 24)

29 APR 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.

2. *Amrit k. m.*  
*St e a*  
*Amrit k. m.*

*Hartick ch Mondal.*

SIGNATURE OF THE VENDOR

On behalf of West  
Bengal Housing Board

*Suryan Kumar Chakrabarty*

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

SIGNATURE OF THE PURCHASER

was absent on



46  
Magistrate W.S. I (A)  
North 24-Parganas  
A.D. H. R. - 50

29 APR 2008



## MEMO OF CONSIDERATION

Recieved from the within named Purchaser a sum of Rs.50,66,500 /- (Rupees FIFTY LAKHS SIXTY SIX THOUSAND FIVE HUNDRED 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. *Poddar v m*

*Hartick ch Mandal.*

\_\_\_\_\_  
SIGNATURE OF THE VENDOR

*S. poddar*

Drafted by: SASWATI PODDAR, Adv.

WB/236/01

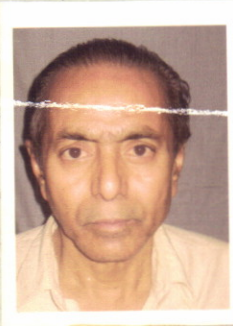
















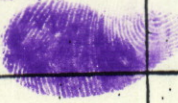






Signature w/s I  
North 24-Parganas  
I. B. R. - 11

29 APR 2008



**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the Executants/ Presentants					
	 <i>Kartick Mondal</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	 <i>Anup Chandra</i> <small>Member of West Bengal Legal Housing Board            K.G.D. Land Acquisition            Central Authorised Officer            West Bengal Housing Board</small>					
		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]*  
Registrar w/s T (C)  
North 24-Parganas  
A.D. 1318-1819

29 APR 2008

**SITE PLAN OF LAND AT MOUZA-SULANGARI, J.L. NO.-22,  
R.S. NO.- TOUJI NO.-178, L.R. KHATIAN NO.- 343,  
R.S. DAG NO.- 303,304,305 & 306, P.S.-RAJARHAT,  
DIST.-NORTH 24 PARGANAS.**

AREA OF LAND : R.S. DAG NO.- 303 = 1 Satak.  
304 = 10 Satak.  
305 = 3 Satak.  
306 = 5 Satak.



On behalf of West  
Bengal Housing Board

KGO-I, Land  
Cell and  
West Ben

*Harshik ch Mondal.*





North 24-Parganas  
D. I. C.

29 APR 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 3395 to 3406  
being No 06624 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