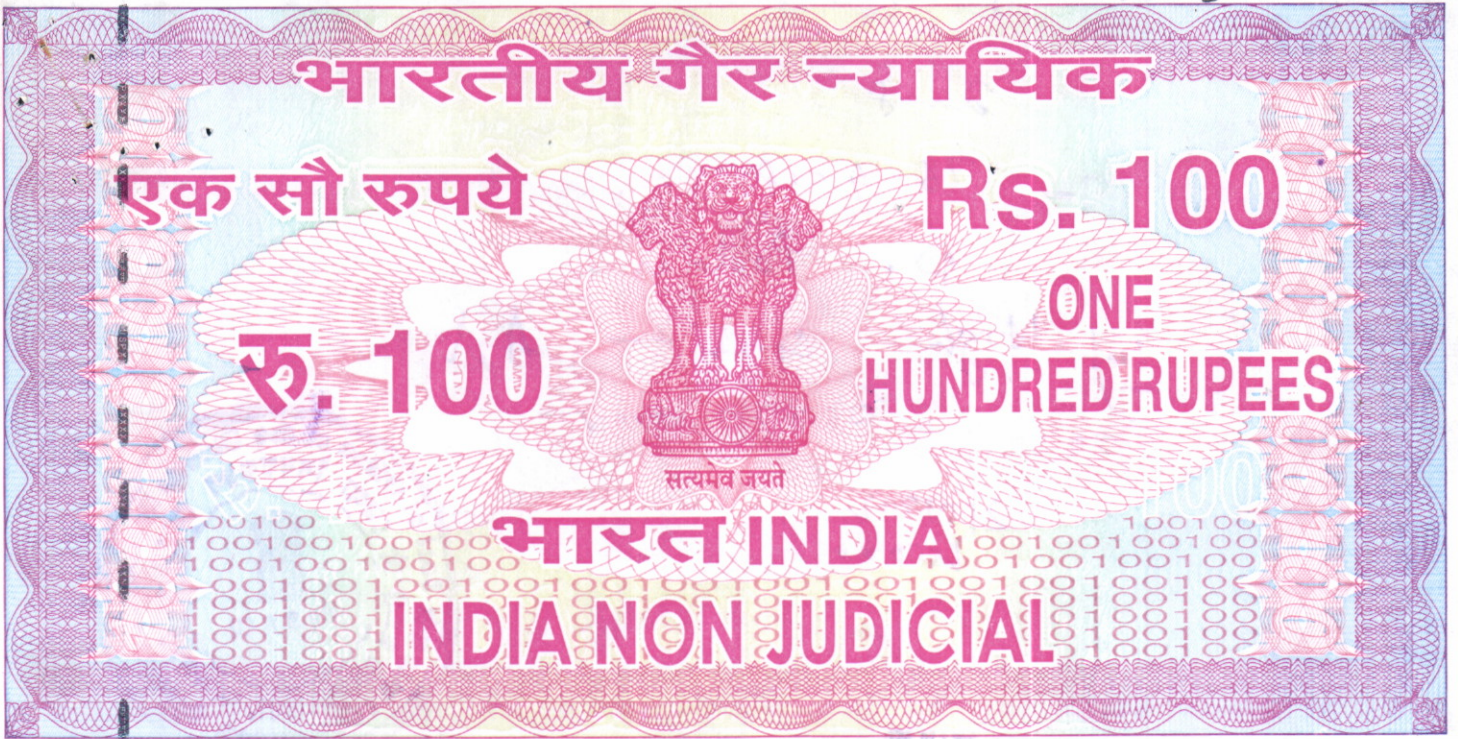


05421

D-6625



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 159062

100
 B.D 49000 x 6
 B.D 9900
 304000

Sale 23

50,66550

A 55726
 E 7
 H 28
 M(a) 4

557651

Ch/101

admissible under Rule 34 & 35
 w/s 6 (1) of W.B.L.R. Act 1989
 duly Stamp under the Indian
 Stamp Act 1899 Subsequently
 Amended Schedule I.A. No. _____
 Spec. Paid.

A 55726/

E 7
H 28

M(a) 4
557651

Stamp Duty of Rs. _____
 has been realised on _____
 as per Banker's Cheque _____
 Bank Draft No. _____

~~49000 + 49000 + 49000 + 49000 + 49000 + 49000~~

Registrar w/s 1 (B)
North 24-Parganas

U.S.R. - M 12 Nov 2009
 29 APR 2008

49000/- 599851 dt 12/5/08
 49000/- 599848 dt 12/5/08
 49000/- 599847 dt 12/5/08
 49000/- 599846 dt 12/5/08
 49000/- 599845 dt 12/5/08
 49000/- 599844 dt 12/5/08
 49000/- 599843 dt 12/5/08
 U.S.R. - M 889 Calcutta
 Barisal

DEED OF CONVEYANCE

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

2011250
 20
 270
 18/10/08
 dt 29/4/08

2005
2008

S. Poddar -

High court - Adh

21/01/2008

2000



presented for Registration in A.M./F.M.
on the 29th day of April 2008
Office of the Sadar Registration
Baranagar, Calcutta

Mansu Rayan Mondal
Panchanan Mondal
S. Ghumi P.O. Rajarhat
District - North 24-Parganas
Caste - Hindu/Muslim/Christian
Profession - SA

Suman Kumar Chakrabarty

Registrar a/s I
North 24-Parganas
29.4.2008

29 APR 2008

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

On behalf of West Bengal Housing Board

Suman Kumar Chakrabarty
KGO, Land Acquisition
Cell and Authorized Officer
West Bengal Housing Board

Manoranjan 2437
Mondal



Piyush Kanti Mondal
C/o - Kartick ch Mondal
vill + P.O - Ghumi,
P.S - Rajarhat,
Business.

Piyush Kanti Mondal

Kartick ch Mondal
S. Ghumi P.O. Rajarhat
District - North 24-Parganas
Caste - Hindu/Muslim/Christian
Profession - BS

Registrar a/s I
North 24-Parganas
29.4.2008

29 APR 2008

B E T W E E N

MANORANJAN 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 MANORANJAN 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. 343 situated at Mouza SULANGARI, J.L.No.22 under Rajarhat P.S., North 24- paraganas.

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line and a small flourish.



[Handwritten signature]

सहायक जिल्हाधिकारी
जम्मू 24-04-2008
(प.स. 1000)

29 APR 2008

AND WHEREAS MANORANJAN 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 described in Schedule hereunder written with the rights of all sewers, drains, common fences, rights, liberties, privileges, easements, Quasi - easements and appurtenances





Signature
District Collector
North 24 Parganas
West Bengal

29 APR 2008

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 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






Registrar n/s I (A)
North 24-Parganas
W.B., I.A.

29 APR 2008

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 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.343 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 w/s I (A)
North 24-Parganas
A. K. Das

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. *Pijush Kanti Mondal.*
vill + P.O - Ghuni
P.S - Rajarhat.

2. *Anirban*
Dyala Das

Manoranjan Mandal,

SIGNATURE OF THE VENDOR

Surpan Kumar Chakrabarty

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

SIGNATURE OF THE PURCHASER



[Handwritten Signature]
Registrar w/s Y
North 24-Parganas
N. H. B. S.

29 APR 2008

MEMO OF CONSIDERATION

Received 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. *Piyush Kanti Mondal.*

2. *Anurag
Anurag.1125*

Manoranjan Mandal,

SIGNATURE OF THE VENDOR

S. Poddar

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

WB/236/01



[Handwritten signature]

Signature of S. I. (A)
North 24-Parganas
I. N. R. S. 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





(Handwritten signature)

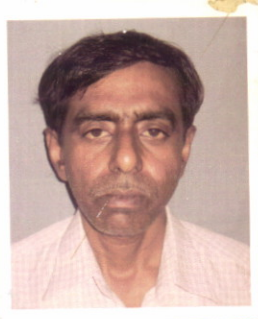

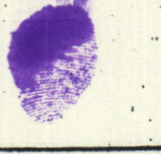

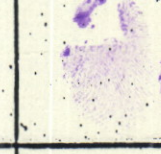
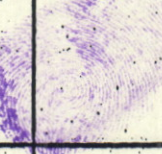
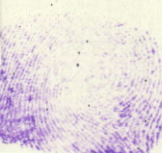


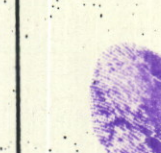
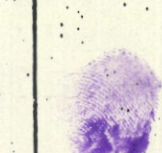





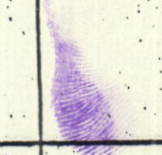





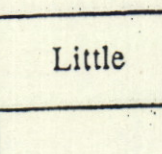
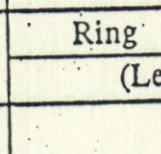
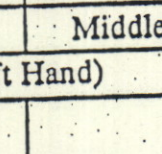
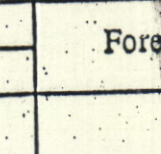
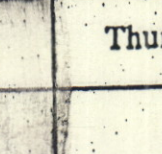
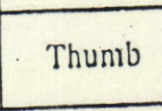
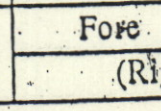
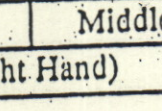
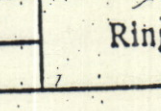
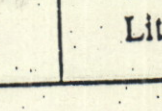
Registrar w/s I (A)

North 24-Parganas

West Bengal

29 APR 2008

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
<p style="writing-mode: vertical-rl; transform: rotate(180deg);"><i>Mangrayan Mandal.</i></p>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	 <p style="font-size: small; color: purple;"> Manoj Kumar Member of the Housing Board </p>					
		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 or initials.

Magistrate with
North 24-Parganas

29 APR 2008

**SITE PLAN OF LAND AT MOUZA-SULANGARI, J.L. NO.-22,
R.S. NO.- TOUJI NO.-178, L.R. KHATIAN NO.- 85,
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.



Shanti
Secretary
West Bengal Housing Board
Cell and ~~Construction~~ Division
West Bengal Housing Board

Memorandum



Signature: S/S I
North 24-Parganas
(M. A. R. - 24)

29 APR 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 3407 to 3418
being No 06625 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