

10269

D-07052



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 683457

100
D.D 43910
44010

9-21524109
NRB 880000/-

admission under Sec 21 & 22 of the
 s/s 6 (1) of W. B. L. R. Act, 1988
 duly Stamp under the India
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No. 33
 Tax Paid 10/-

Sale
23

A-96698
E-78
H-288
m(6)-42
97088

Signature of D. S. R. II
 Barasat North 24-Parganas
 W.B. & C. 20

2 DEC 2009

1/2000-1993
Dt-6-8-08

DEED OF CONVEYANCE

211-250/-
200-468
2968

THIS INDENTURE made on this 6th Day of August, Two Thousand and Eight

880000
A-96698
E-78
H-288
M(6)

Denr Stamp duty of Rs. 43910/-
 has been paid of 1/9/08
 as per Bankers Cheque
 Bank Draft No. 627678
 Date 26/8/08 of G.T. Rd (KOL)

D. S. R. - II
 Barasat, North 24-Parganas

1/9/08
 NICAR 1993
 250 W
 46 W
 296 W

CP 201

97088

কালিকা নং-1593 তারিখ 16-6-2008

নাম S. Popover C soy.

ঠিকানা Ghura Gauram.

পিতা Ranjita Pal

বাইসেপ প ভোটা For BIJOY KRISHNA PAL

কোম্পানির নাম
কর্তার নাম
ই. ডি. নং—
ট্যাক্স বরিসের তারিখ—



11 JUN 2008

6:30
1420000
Anisur Rahman -
s/o - Enayat Ali
Gh. day of Aug 08
Office at Rajarhat
District - North 24-Parganas
by Caste - Hindu, Muslim/Christian
by Profession - Business

অনিসুর রহমান

As constituted attorney for,
Bharat Ch. Bag
Sakrughna Bag
06 AUG 2008

6602



অনিসুর রহমান
As constituted attorney of
the vendors.

Karamal Hoque
s/o Late Jahurul Hoque
village - Post - Ghura
P.S. Ragerhat -
Business

K. Haque
s/o - g. Haque
vill + po - Ghura
Rajarhat
District - North 24-Parganas
by Caste - Hindu, Muslim/Christian
by Profession - Business

06 AUG 2008

B E T W E E N

1. BHARAT CHANDRA BAG & 2. SATRUGHNA BAG both sons of LATE AMAR CHANDRA BAG both by faith Hindu, by occupation Business & Service both residing at VILL. & P.O.-SULANGARI, P.S - RAJARHAT, DIST.-24 PARGANAS(NORTH) 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) the Vendors are represented by their lawfully Constituted Attorney **ANISUR RAHMAN** son of LATE ENAYAT ALI by Faith- Muslim, by Occupation- Business, residing at Vill & P.O - GHUNI, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) 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 PRAFULLA GHOSH son of LATE GOSHTO BEHARI GHOSH , had been the recorded owner of agricultural land measuring 17 Satak out of 17 Satak in R.S.L/R.DAG NO. 301 under L.R. Khatian No.241 situated at Mouza Sulangari, J.L. No. 22 under Rajarhat P.S., North 24- Parganas.

AND WHEREAS the said PRAFULLA GHOSH transferred 3.30 Satak in R.S.L/R.DAG NO. 301 by way of a sale deed bearing no 956 dated 18.03.1994 copied in Book No. 1, Volume No. 25 , for the year 1994 duly registered at A.D.S.R., BIDHANNAGAR, 24

CRKb
1302



Signature
August 6, 2008
North 24-Parkway
P.O. Box 2000

06 AUG 2008

PARGANAS (NORTH) to BHARAT CHANDRA BAG & SATRUGHNA BAG, the vendors herein, and accordingly they became the absolute owners of the said property by way of this purchase and are now well entitled to transfer the same to anyone in anyway..

AND WHEREAS, the vendors herein, are the absolute owners & occupiers of the said land and enjoy a good and marketable title on the said land which they propose to transfer unto the purchaser herein for good and valuable consideration.

AND WHEREAS BHARAT CHANDRA BAG & OTHER, the vendors herein, appointed one **ANISUR RAHMAN** son of LATE ENAYAT ALI by Faith- Muslim, by Occupation- Business, residing at Vill & P.O – GHUNI, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) as their constituted attorney by way of a registered G.P.A. bearing no. 912 dated 22.07.2008 duly registered at A.D.S.R., BIDHANNAGAR, 24 PARGANAS (NORTH), copied in Book NO. IV, Vol. No.1, for the year 2008 for the above mentioned property

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.



[Handwritten Signature]
Engineer A/T (C)
North 24-Parganas
W.B.B.P.

06 AUG 2008

AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 3.30 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 8,80,000/-(Rupees EIGHT LAKHS EIGHTY 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. 8,80,000/-(Rupees EIGHT LAKHS EIGHTY 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



[Handwritten signature]

Manager (A) (S)
North 24-Parganas
U.S.A.P. - 1

06 AUG 2008

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 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 **3.30 Satak** in R.S.L/R.DAG NO. 301 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).




Signature of I O
North 24-Parganas
U. S. S. S.

06 AUG 2008

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. 301

ON THE NORTH : R.S./L.R.DAG NO. 296

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

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

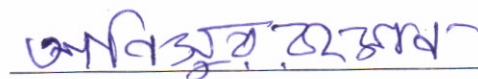
ON THE WEST : R.S./L.R.DAG NO. 295

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.

WITNESSES :


1. Karamal Hogue
Ghuri

2. प्रिमात जमिन
का. धनी



**SIGNATURE OF THE CONSTITUTED
ATTORNEY OF THE VENDORS**




Secretary (S-1) (A)
North 24 Parganas
12.5.8.89

06 AUG 2009

MEMO OF CONSIDERATION

Received from the within named Purchaser a sum of **Rs. 8,80,000/- (Rupees EIGHT LAKHS EIGHTY THOUSAND 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. Karamal Hazee
Ghani

2. [Signature]

[Signature]

**SIGNATURE OF THE CONSTITUTED
ATTORNEY OF THE VENDORS**

[Signature]

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


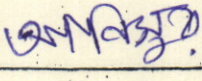
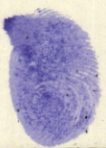



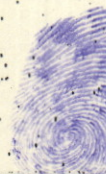


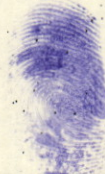

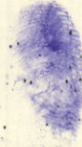


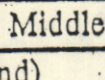




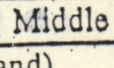




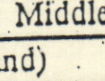




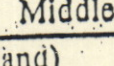


WB/236/01



[Signature]
Secretary IIT
North 24-Parganas
C.B. & C.

06 AUG 2008

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants							
								
		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)	
								
		Little	Ring	Middle	Fore	Thumb	(Left Hand)	
								
		Thumb	Fore	Middle	Ring	Little	(Right Hand)	

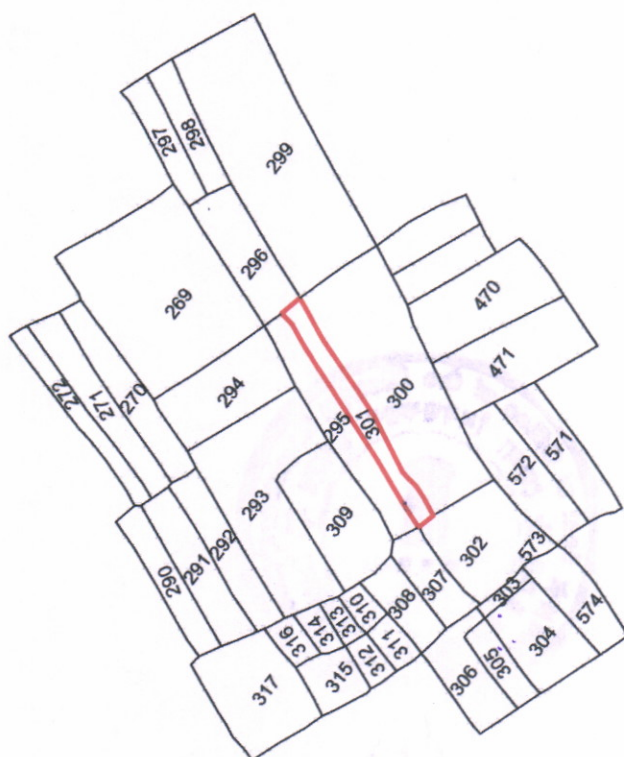


[Handwritten signature]
District Collector
North 24-Parganas
West Bengal

06 AUG 2008

SITE PLAN OF LAND AT MOUZA-SULANGARI, J.L. NO.-22,
R.S. NO.- , TOUJI NO.-178, L.R. KHATIAN NO.- 241,
R.S. DAG NO.- 301, P.S.-RAJARHAT, DIST.-24 PGS. (N)

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



Handwritten signature in blue ink
As constituted attorney
of the vendors.



Signature of D.M. (S)
North 24-Parganas
West Bengal

06 AUG 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 4073 to 4083
being No 07052 for the year 2009.



(Handwritten signature)

(Dinabandhu Roy) 20-April-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal