

✓ 12580 ✓

6-7082



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Admission under Sec 51 & 52 of W. B. L. R. Act 1908  
 Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. of the Act  
 No. 683614

Certified that the document is admitted to execution. The signature sheet/sheet's and any other documents specified are attached with this document as a part of the document.

Deputy Registrar - II  
 Barasat, North 24 Parganas

30 JUN 2010

Signature of Registrar  
 North 24 Parganas  
 W. B. L. R. Act

DEED OF CONVEYANCE

THIS INDENTURE made on this 16<sup>th</sup> Day of September, Two Thousand and Eight

Deficit Stamp duty of Rs. 11988/-  
 has been realized on 14.11.08  
 as per Bankers Cheque  
 Bank Draft No. 628198  
 Date 21/10/08 of Rs. (Rs) 11988/-

DSR - II  
 Barasat, North 24 Parganas

14.11.08

100  
12088

Sale  
43

241560

A 265  
E 78  
H 4  
M 107

2690

175  
116.12

NICAD - 2371  
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**B E T W E E N**

1. **SUKUMAR MONDAL**, 2. **NITYA** alias **NITYANANDA MONDAL**, 3. **MRITYUNJAY MONDAL** all sons of **GANGARAM MONDAL**, all residing at **VILL- JOYNAGAR, P.O.- SHYAMNAGAR, P.S.- KASHIPUR**, Dist – South 24 Parganas, & 4. **SUNITA MONDAL** alias **SUNITI SARDAR** wife of **SADHAN SARDAR** residing at **VILL- SATBHAIYA, P.S.- KASHIPUR**, Dist – South 24 Parganas all, by faith Hindu, by occupation Cultivators & Housewife 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 Vendor is represented by their lawfully Constituted Attorney **KARMAL HAQUE** son of **JAHURUL HAQUE** 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 **DURYADHAN NASKAR** son of **LATE NADIRAM NASKAR**, had been the recorded owner of agricultural land measuring 7.25 Satak out of 29 Satak in **R.S.L/R.DAG NO. 287**, 14.50 Satak out of 58 Satak in **R.S.L/R.DAG NO. 300 & 07** Satak out of 11 Satak in **R.S.L/R.DAG NO. 308** i.e. in total 28.75 Satak under **L.R. Khatian No.179** situated at Mouza Su!angari, J.L. No. 22 under **Rajarhat P.S., North 24- Parganas**.



Registrar of the District  
North 24 Parganas  
West Bengal

16 SEP 2008

**AND WHEREAS** DURYADHAN NASKAR died leaving behind his wife KIRAN BALA NASKAR, his three sons namely ARJUN KUMAR NASKAR, SUBIR KUMAR NASKAR, NAKUL NASKAR & three daughters namely BHADURI NASKAR, CHAPALA NASKAR, ANGUR BALA NASKAR ( MONDAL) and accordingly all of them became the owners of the said lands by way of inheritance and are well entitled to transfer the same to anyone in anyway.

**AND WHEREAS** KIRAN BALA NASKAR died leaving behind her three sons namely ARJUN KUMAR NASKAR, SUBIR KUMAR NASKAR, NAKUL NASKAR & three daughters namely BHADURI NASKAR, CHAPALA NASKAR, ANGUR BALA NASKAR ( MONDAL) and accordingly all of them became the owners of the said lands by way of inheritance and are well entitled to transfer the same to anyone in anyway.

**AND WHEREAS** ANGUR BALA NASKAR ( MONDAL) died leaving behind her three sons namely SUKUMAR MONDAL, NITYA MONDAL, MRITYUNJAY MONDAL & two daughters namely MINA MONDAL, SUNITA MONDAL and accordingly all of them became the owners of the said lands by way of inheritance and are now well entitled to transfer the same to anyone in anyway.

**AND WHEREAS** SUKUMAR MONDAL, NITYA MONDAL, MRITYUNJAY MONDAL & SUNITA MONDAL appointed one KARMAL HAQUE son of JAHURUL HAQUE 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. 476 dated 07.05.2008 duly registered at D.S.R II, NORTH 24 PARGANAS, copied in Book NO. IV, Vol. No.1, Pages 6695 to 6711 for the year 2008 for their share in the above mentioned property .

76 SEP 2008

12.12.08  
10/10/08



**AND WHEREAS** SUKUMAR MONDAL & 3 OTHERS transferred 0.68 Satak in R.S.L/R.DAG NO. 287, 1.38 Satak in R.S.L/R.DAG NO. 300 & 0.67 Satak in R.S.L/R.DAG NO. 308 i.e. in total 2.73 Satak by way of a sale deed bearing no 4599 dated 23.05.2008 copied in Book No. 1, for the year 1987 duly registered at.D.S.R.II, BARASAT to WEST BENGAL HOUSING BOARD and accordingly became the absolute owner of the said property by way of this purchase

**AND WHEREAS**, the vendors herein, are the absolute owners of the remaining land more fully and particularly described in Schedule hereunder written and enjoy a good and marketable title on the said land which they propose 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 have agreed to sell and the purchaser has agreed to purchase the remaining plot of land measuring an area of 0.91 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 2,41,560/- (Rupees TWO LAKHS FORTY ONE THOUSAND FIVE HUNDRED & SIXTY Only) and on the terms and conditions hereunder.

7 6 SEP 2008

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**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 2,41,560/- (Rupees TWO LAKHS FORTY ONE THOUSAND FIVE HUNDRED & SIXTY 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 of 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



Inspector of Land Revenue  
North 24 Parganas  
G.P.O. Baranagar

16 SEP 2008

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 0.29 Satak in R.S.L/R.DAG NO. 287, 0.55 Satak in R.S.L/R.DAG NO. 300 & 0.07 Satak in R.S.L/R.DAG NO. 308 i.e. in **total 0.91 Satak** under L.R. Khatian No.179 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 ).

16 SEP 2008

13.11.08  
North 24 Parganas  
District Registrar



**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. 287

ON THE NORTH : R.S./L.R.DAG NO. 286

ON THE SOUTH : R.S./L.R.DAG NO. 287/728

ON THE EAST : R.S./L.R.DAG NO. 272

ON THE WEST : R.S./L.R.DAG NO. 288

R.S. & L.R.DAG NO. 300

ON THE NORTH : R.S./L.R.DAG NO. 299

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

ON THE EAST : MOUZA GHUNI

ON THE WEST : PART OF R.S./L.R.DAG NO. 300.



~~Signature of V. M.~~  
~~Barth 24-Per...~~  
~~LD. 0. 0.~~

16 SEP 2008

R.S. & L.R.DAG NO. 308

ON THE NORTH : R.S./L.R.DAG NO. 309

ON THE SOUTH : R.S./L.R.DAG NO. 306

ON THE EAST : R.S./L.R.DAG NO. 307

ON THE WEST : R.S./L.R.DAG NO. 310 & 311.

**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. *Krishnendu Sarkar*

2. *Surajit Mondal*

*Surajit Mondal*

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**SIGNATURE OF CONSTITUTED  
ATTORNEY OF THE VENDORS**



Signature of T. S.  
North 24-Parganas  
I.B.A.B.

16 SEP 2008



MEMO OF CONSIDERATION

Received from the within named Purchaser a sum of Rs. 2,41,560/- (Rupees TWO LAKHS FORTY ONE THOUSAND FIVE HUNDRED & SIXTY 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. Krishnendu Sankar.  
DN- 37, Saltlake city, Kol-91.
2. Surojit Mondal  
DN- 37, Saltlake city,  
Kol- 91.

স্বস্বতী পোদার

**SIGNATURE OF CONSTITUTED  
ATTORNEY OF THE VENDORS**

Saswati

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














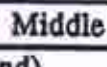

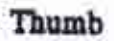
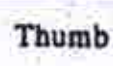
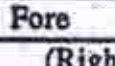
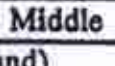




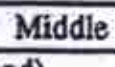


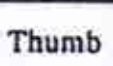
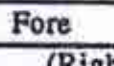
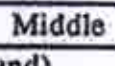


**WB/236/01**



  
District Registrar  
North 24 Parganas  
West Bengal

16 SEP 2008

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
	<i>27/12/2011 20</i>	Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
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		(Left Hand)				
						
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		(Right Hand)				
						
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		(Left Hand)				
						
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		(Right Hand)				

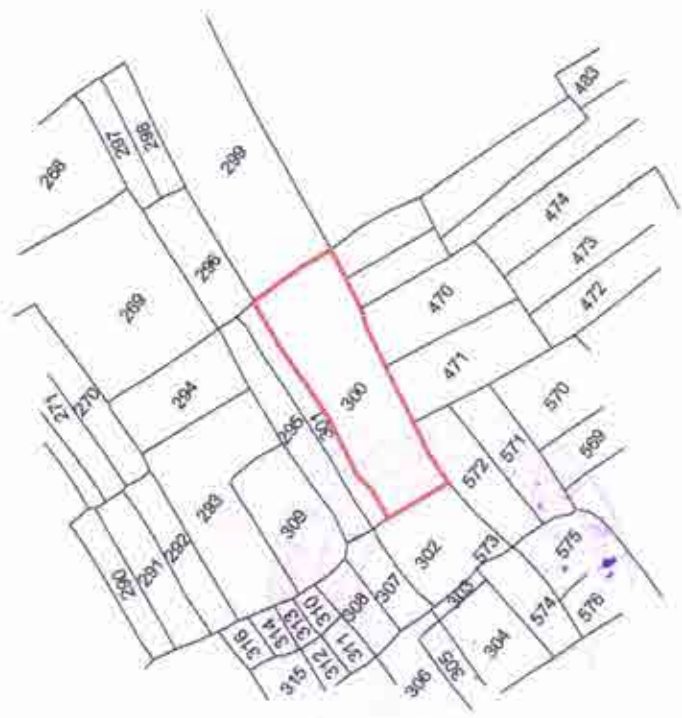


Signature of [Signature]  
District Registrar  
North 24 Parganas  
P.O. [Signature]

16 SEP 2008

① SITE PLAN OF LAND AT MOUZA-SULANGARI, J.L. NO.-22,  
R.S. NO.- , TOUJI NO.-178, L.R. KHATIAN NO.- 179,  
R.S. DAG NO.- 300, P.S.-RAJARHAT, DIST.-NORTH 24 PGS.

AREA OF LAND : R.S. DAG NO. - 300 = 0.55 Satak.



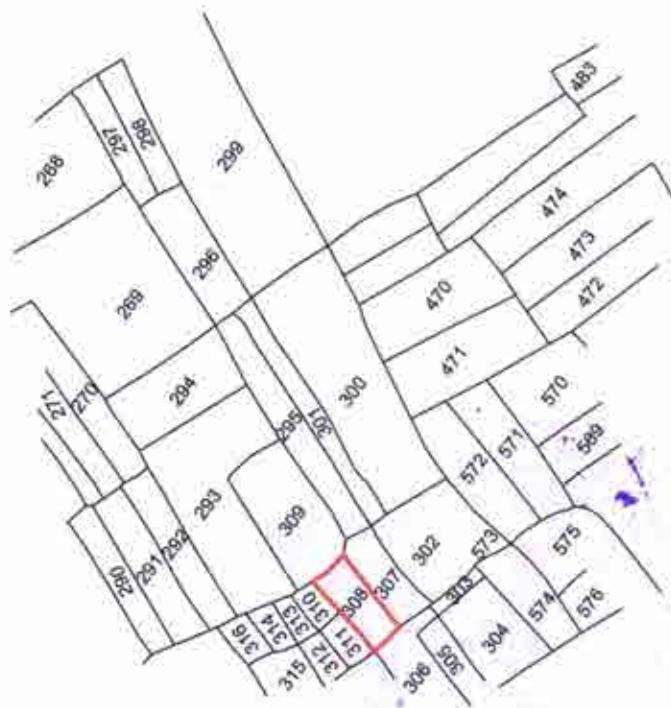
As constituted attorney  
of the vendors.



Registrar and I O  
North 24-Parganas  
U. A. B. S. S.  
'16 SEP 2008

①  
SITE PLAN OF LAND AT MOUZA-SULANGARI, J.L. NO.-22,  
R.S. NO.- , TOUJI NO.-178, L.R. KHATIAN NO.- 179,  
R.S. DAG NO.- 308, P.S.-RAJARHAT, DIST.-NORTH 24 PGS.

AREA OF LAND : R.S. DAG NO.- 308 = 0.07 Satak.



ब्रह्म 20  
As Constituted company  
after vadaes



Signature of I. B.  
North 24-Parganas  
I. B. A. B. B.

7 6 SEP 2008



①

SITE PLAN OF LAND AT MOUZA-SULANGARI, J.L. NO.-22,  
R.S. NO.- , TOUJI NO.-178, L.R. KHATIAN NO.- 179,  
R.S. DAG NO.- 287, P.S.-RAJARHAT, DIST.-NORTH 24 PGS.

AREA OF LAND : R.S. DAG NO - 287 = 0.29 Satak.



287

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Handwritten text in purple ink, possibly a date or reference number.



স্বাক্ষরিত করি।  
District Registrar  
North 24 Parganas  
West Bengal, India

16 SEP 2008



Government Of West Bengal  
Office Of the D.S.R.-II NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 07052 of 2010  
(Serial No. 12580 of 2008)

**On 16/09/2008**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16.54 hrs on :16/09/2008, at the Private residence by Karmal Haque  
Executant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 16/09/2008 by

1. Karmal Haque, son of Jahurul Haque , Ghuni, Thana:-Rajarhat, District:-North 24-Parganas, WEST  
BENGAL, India, P.O. :-Rajarhat , By Caste Muslim, By Profession : Business

Identified By Amit Kumar Das, son of D Das, Barasat, Thana:-Barasat, District:-North 24-Parganas,  
WEST BENGAL, India, P.O. :-Barasat , By Caste: Hindu, By Profession: Law Clerk

( Girija Shankar Pandit )  
DISTRICT SUB-REGISTRAR-II

**On 14/11/2008**

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 2651/- ,H = 28/- ,M(b) = 4/- on 14/11/2008

**Deficit stamp duty**

Deficit stamp duty Rs. 11988/- is paid, by the draft number 628198, Draft Date 21/10/2008, Bank Name  
STATE BANK OF INDIA, B.t Road, received on 14/11/2008

( Girija Shankar Pandit )  
DISTRICT SUB-REGISTRAR-II

**On 06/04/2010**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been  
assessed at Rs.-241560/-

Certified that the required stamp duty of this document is Rs.- 12078 /- and the Stamp duty paid as:  
Impressive Rs.- 100/-

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II


**On 30/06/2010**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act,  
1955; Court fee stamp paid Rs.10/-

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II



  
District Registrar-II  
North 24 Parganas, West Bengal



**Government Of West Bengal**  
**Office Of the D.S.R.-II NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

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**Endorsement For Deed Number : I - 07052 of 2010**  
**(Serial No. 12580 of 2008)**

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( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II



*[Handwritten Signature]*  
**District Sub-Registrar-II**  
North 24 Pgs. Barasat

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 25  
Page from 1113 to 1129  
being No 07052 for the year 2010.



(Dinabandhu Roy) 08-July-2010  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal