

✓ 12654 U

D-7054



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 683626

100
9765
9865

3-2574/10 MVR 1,97,100/-

Condition that the document is admitted to registration. The signature sheet/sheet's and stamp Act 1899 Subsequently amended Schedule LA. No. 1000

[Handwritten Signature]

30 JUN 2010

North 24-Parganas

DEED OF CONVEYANCE

Sale
23

197100

A-2167
E 7
H 28
ME 4

THIS INDENTURE made on this 30th day of September Two Thousand and Eight

Deficit Stamp duty of Rs. 9765/-
has been realized on 17.11.08
as per Bankers Cheque
Bank Draft No. 628 204
Date 21/10/08 B. P. Q. A. (Kot)

NICAD - 02M 85
Bank 30/9/08
g(i) 250
9/2/270

175

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

17.11.08

2249 20-06-08
100%

S. Poddar (Adv)
High Court Calcutta
Ranjita pal

DR. RANJITA PAL

সাক্ষরিত করায় সীতালা দেবী
সাক্ষরিত করা, ২০, ২১, ২২, ২৩, ২৪
সি
সাক্ষরিত করা—সীতালা দেবী
সাক্ষরিত করা—সীতালা দেবী
সি. নং. ২২—
সাক্ষরিত করা—



16 JUN 2008

175000

Registered in...
of the Sadar Registration
Office at Barisal by...

North 24-Parganas
District - North 24-Parganas
State - Hindu/Muslim/Christian

সাক্ষরিত করায়

[Signature]

North 24-Parganas
18.8.2008

30 SEP 2008

5525

সাক্ষরিত করায়

Print to Des
S. D. Das
H. Barisal Club
Law Clerk.

North 24-Parganas
District - North 24-Parganas
State - Hindu/Muslim/Christian

[Signature]

North 24-Parganas
18.8.2008

30 SEP 2008

B E T W E E N

PRIYANKA SARDAR daughter of LATE SAHADEV SARDAR, by faith Hindu, by occupation Business & Housewife all residing at VILL. & P.O.-SULANGARI, P.S - RAJARHAT, DIST.-24 PARGANAS(NORTH), 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) the Vendor is represented by his 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 PARGANAS (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 **RATIKANTA GHOSH** son of LATE RAKHAL CHANDRA GHOSH, is the recorded owner of agricultural land measuring 03 Satak out of 03 Satak in R.S. & L.R.DAG NO. 313 under L.R. Khatian No. 389 situated at Mouza Sulangari, J.L. No. 22 under Rajarhat P.S., North 24- Parganas.



Signature of [Name]
District Registrar
North 24 Parganas

20 SEP 2008

AND WHEREAS RATIKANTA GHOSH transferred the above mentioned property by way of a sale deed bearing no 563 dated 25.01.1994 copied in Book No. 1, Volume No. 14 . Page No. 99 - 108 for the year 1994 duly registered at A.D.S.R., BIDHANNAGAR, 24 PARGANAS (NORTH) to SAHADEV SARDAR son LATE PRANDHAN SARDAR.. and accordingly he became the absolute owner of the said property by way of this purchase..

AND WHEREAS SAHADEV SARDAR died leaving behind his wife SAGARIKA SARDAR . only son namely SOMNATH SARDAR and two daughters namely PRIYANKA SARDAR . JHILIK SARDAR (GHOSH) 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 accordingly PRIYANKA SARDAR, the vendor herein, became the owner & occupier of 0.75 Satak of the above mentioned property and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS PRIYANKA SARDAR, the vendor 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 PARGANAS (NORTH) as his constituted attorney by way of a registered G.P.A. bearing no. 1029 dated 21.08.2008 duly registered at D.S.R II . NORTH 24 PARGANAS, copied in Book NO. IV, Vol. No.2, Pages 3295 to 3309 for the year 2008 for the area of land measuring. 0.75 Satak in R.S. & L.R.DAG NO. 313.

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 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



Registrar
North 24-Parganas

30 SEP 2008

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 vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 0.75 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 1,97,100 /-(Rupees ONE LAKH NINETY SEVEN THOUSAND ONE 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. 1,97,100 /-(Rupees ONE LAKH NINETY SEVEN THOUSAND ONE 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 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



[Handwritten signature]

Registrar s/o P (A)
North 24 Parganas
I.D.A.C.

30 SEP 2008

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 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.



Registrar of F
North 24 Parganas

30 SEP 2008

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 0.75 Satak in R.S./L.R.DAG NO. 313 under L.R. Khatian No. 389 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 :-

R.S. & L.R.DAG NO. 313

ON THE NORTH : R.S./L.R.DAG NO.293

ON THE SOUTH : R.S./L.R.DAG NO. 312

ON THE EAST : R.S./L.R.DAG NO. 310

ON THE WEST : R.S./L.R.DAG NO. 314



Signature
District Registrar
North 24 Parganas

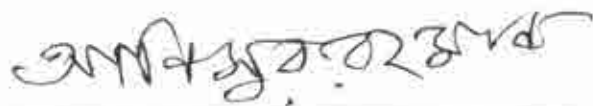
20 SEP 2008

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. Amit W. Joshi
Barrister at Law.

2. Jagan Adani
Chandannagar,
Hooghly.



SIGNATURE OF CONSTITUTED

ATTORNEY OF THE VENDOR



[Handwritten signature]

Deputy Registrar
North 24-Parganas
West Bengal

30 SEP 2008

MEMO OF CONSIDERATION

Received from the within named Purchaser a sum of Rs. 1,97,100/- (Rupees ONE LAKH NINETY SEVEN THOUSAND ONE 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. Amit K. Das.

2. Jyoti Das



SIGNATURE OF CONSTITUTED
ATTORNEY OF THE VENDOR



Drafted by: SASWATI PODDAR, Adv.












WB/236/01



পশ্চিমবঙ্গ সরকার
উত্তর ২৪ পরগণা জেলা
সাবরেকর্ডার

30 SEP 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/initials in blue ink, slanted across the table.



Signature of [Name]
North 24-Parganas

30 SEP 2006

SITE PLAN OF LAND AT MOUZA-SULANGARI, J.L. NO.-22,
R.S. NO.- TOUJI NO.-178, L.R. KHATIAN NO.-389
R.S. DAG NO.- 313, P.S.-RAJARHAT, DIST.-NORTH 24 PGS.

AREA OF LAND : R.S. DAG NO.- 313 = 0.75 Satak.



पुणे जिल्हा



[Handwritten Signature]
District Registrar
North 24-Parganas
West Bengal
30 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 - 07054 of 2010
(Serial No. 12654 of 2008)

On 30/09/2008

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

Presented for registration at 16.14 hrs on :30/09/2008, at the Private residence by Anisur Rahaman
Executant.

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

Execution is admitted on 30/09/2008 by

1. Anisur Rahaman, son of Lt Enayet Ali , Ghuni, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat , By Caste Muslim, By Profession : Business

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

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 17/11/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 2167/- ,H = 28/- ,M(b) = 4/- on 17/11/2008

Deficit stamp duty

Deficit stamp duty Rs. 9765/- is paid, by the draft number 628204, Draft Date 21/10/2008, Bank Name STATE BANK OF INDIA, B.t Road, received on 17/11/2008

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 07/05/2010

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.-197100/-

Certified that the required stamp duty of this document is Rs.- 9855 /- and the Stamp duty paid as: Impresive 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



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

Endorsement For Deed Number : I - 07054 of 2010
(Serial No. 12654 of 2008)

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II



[Handwritten Signature]
Distri. Registrar-II
North 24 Parganas, Barasat

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 1144 to 1157
being No 07054 for the year 2010.



MR

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



Distric Sub Registrar-II
North West Patgaras