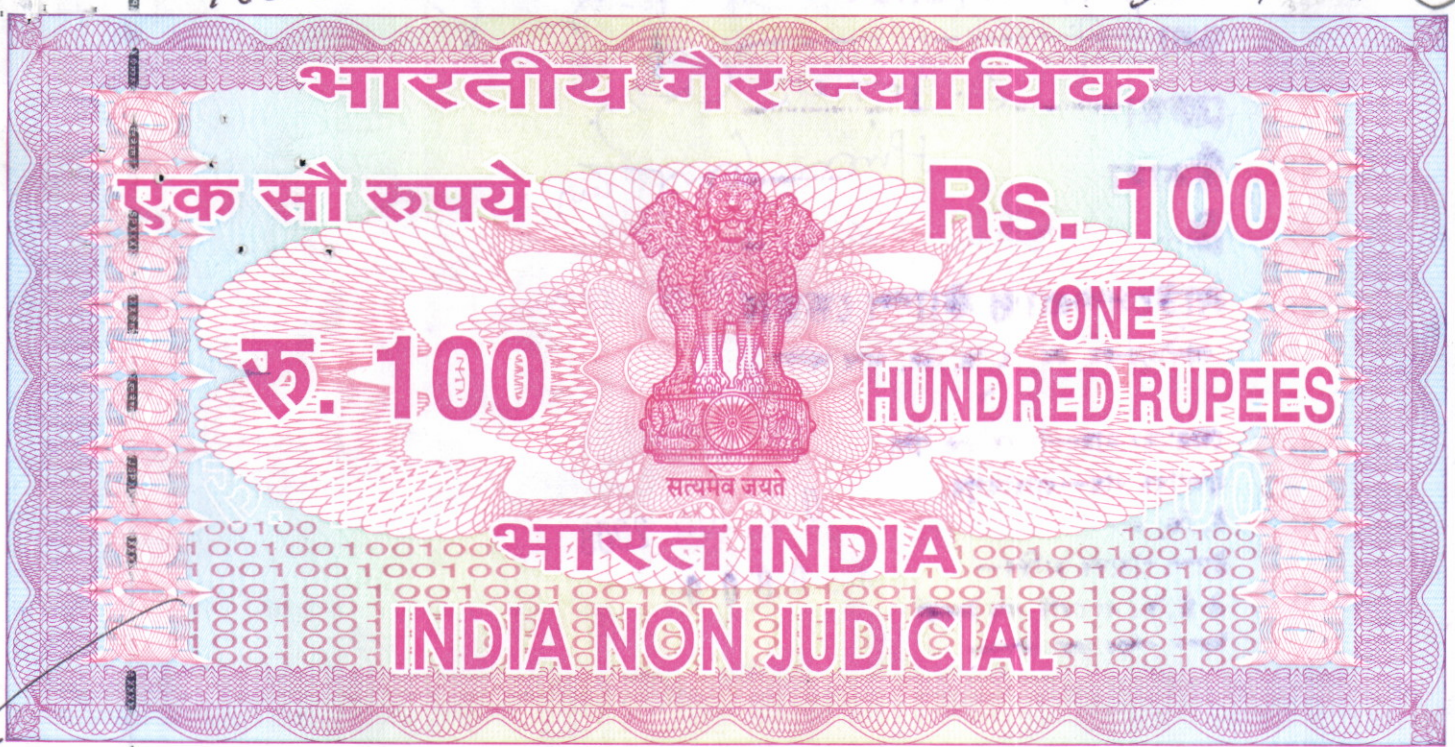


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

6,60,000/- D 682944

1877-08  
 Addl. District Sub-Registrar  
 Chhannagar, (Salt Lake)  
 6 JUL 2008

DEED OF CONVEYANCE

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

16-6-2008  
 S. Palter Chety.  
 Hiron Gomon.  
 Ranjita Pal

POP BIJOY KRISHNA PAL  
 02 JUN 2008  
 350000

6990  
 N.C.

As Constituted attorney of  
 1) Sabita pal  
 2) Ranjita Pal.



Mahmud Ali  
 S/o Abdul Monna F  
 Ghani P.S. Rasarpata  
 Business

District Sub-Registrar  
 Salt Lake City  
 6 JUL 2008



**BETWEEN**

1. **SABITA PAL** wife of BISHWANATH PAL & 2. **KABITA DEY** wife of SWAPAN DEY both by faith Hindu, by occupation Housewives 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**

**AND**

**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 2.48 Satak in R.S.L/R.DAG NO. 301 by way of a sale deed bearing no 3874 dated 22.09.1995 copied in Book No. 1, Volume No. 85 , Page No. 257 - 264 for the year 1995 duly registered at A.D.S.R.,

LRKh  
1302



ACB. District Sub-Region  
Kebanyakan (Sels Y aka etc)

6 JUL 2000

BIDHANNAGAR, 24 PARGANAS (NORTH) to SABITA PAL & KABITA DEY, 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** SABITA PAL & OTHER 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. 736 dated 25.06.2008 duly registered at D.S.R.II, BARASAT copied in Book NO. IV, for the year 2008 for the above mentioned property.

**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 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 plot of land measuring an area of 2.48 Satak hereinafter called the “said plot”, more fully and particularly described in Schedule – I hereunder written, for a price



ACI, District Sub-Registrar  
Channarayana, (Sai Laha City)

6 JUL 2008



of Rs. 6,60,000/- (Rupees SIX LAKHS SIXTY 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. 6,60,000/- (Rupees SIX LAKHS SIXTY 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 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



*h*

Asst. District Sub-Registrar  
Chikmagalur, (Salt Lake)

6 JUL 2006



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 **2.48 Decimals** 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 ).



ADD. Direktur Sub-Regional  
Cibinong, (S) Laka

6 JUL 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

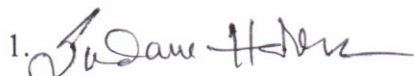
ON THE SOUTH : R.S./L.R.DAG NO. 302

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

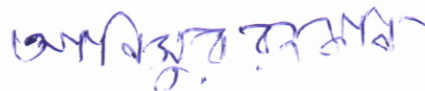
ON THE WEST : R.S./L.R.DAG NO. 295

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.   
134. SS Nagar  
Kolkata 74

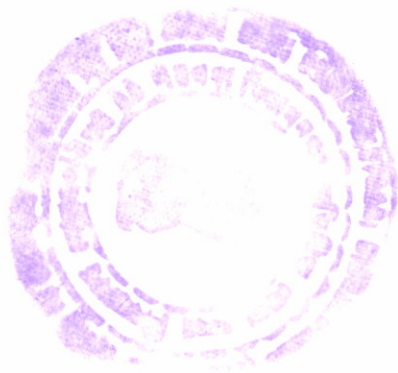
2. Jagan Adak  
Chandan nagar,  
Hooghly,



\_\_\_\_\_  
SIGNATURE OF CONSTITUTED  
ATTORNEY OF THE VENDORS

\_\_\_\_\_





✓  
Addl. District Sub-Registrar  
Gidhanpur, (Salt Lake Circle)

6 JUL 2008

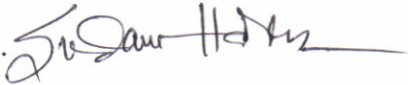
**MEMO OF CONSIDERATION**

Received from the within named Purchaser a sum of **Rs. 6,60,000/- (Rupees SIX LAKHS SIXTY THOUSAND Only)** for this forgoing document.

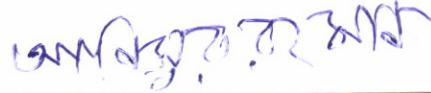
**IN WITNESS WHEREOF** the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

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. 

2. Japan Adak



\_\_\_\_\_  
**SIGNATURE OF CONSTITUTED  
ATTORNEY OF THE VENDORS**



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

**WB/236/01**














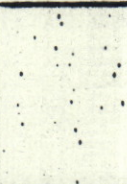
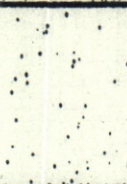
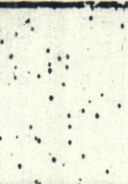

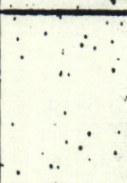



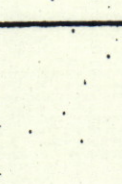


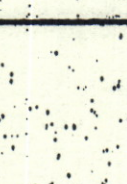
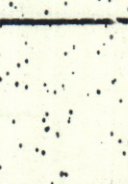
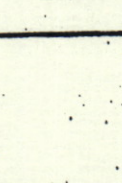
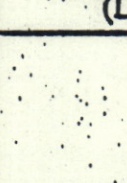
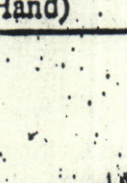
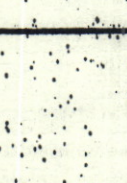
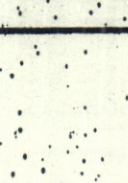


2  
Addl. District Sub-Registrar  
Mysore, (Ball Lake)

16 JUL 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)						

ON 15/10/2011





Handwritten mark, possibly initials or a signature.

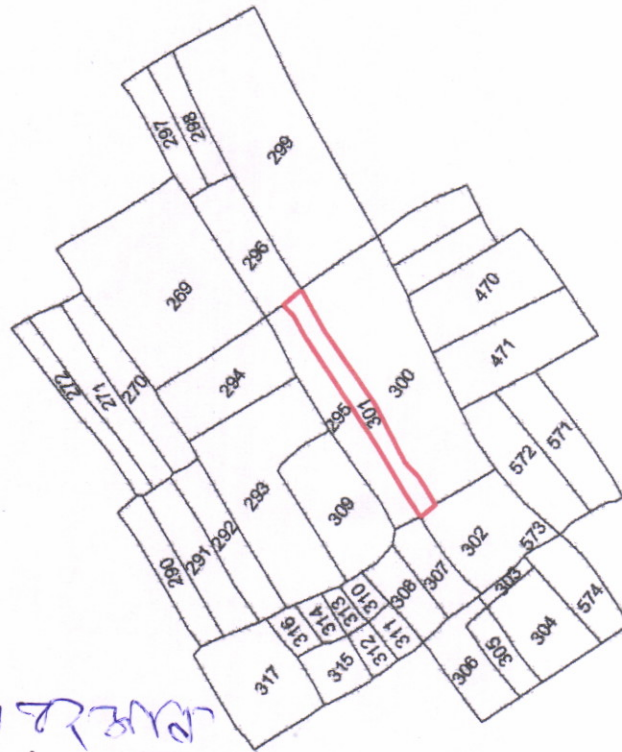
A large, stylized handwritten signature or flourish.

Addl. District Sub-Registrar  
Changanassery, (Sal) Lako

6 JUL 2008

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

AREA OF LAND : R.S. DAG NO.- 301 = 2.48 Satak.



✓ *Handwritten signature in blue ink.*

As Constituted attorney of  
1) Sabita pa  
2) Kabita Bey.





ACCL. District Sub-Registrar  
Ridhonnagar, (Salt Lake City)

16 JUL 2008

**Government Of West Bengal**  
**Office of the A. D. S. R. BIDHAN NAGAR**  
**BIDHAN NAGAR**  
Endorsement For deed Number :I-09521 of :2008  
(Serial No. 07628, 2008)

---

**On 18/07/2008**

**Certificate of Admissibility(Rule 43)**

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. 10.00/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 7249/- on:18/07/2008

**Certificate of Market Value(WB PUVI rules 1999)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 660000/-

Certified that the required stamp duty of this document is Rs 33000 /- and the Stamp duty paid as: Impressive Rs- 100

**Deficit stamp duty**

Deficit stamp duty Rs 32910/- is paid, by the draft number 107978, Draft Date 17/07/2008 Bank Name STATE BANK OF INDIA, Paikpara, recieved on :18/07/2008.

**Presentation(Under Section 52 & Rule 22A(3) 46(1))**

Presented for registration at 14.47 hrs on :18/07/2008,at the Private residence by Anisur Rahaman,Executant.

**Executed by Attorney**

1. Execution By Anisur Rahaman, son of Late Enayat Ali ,Ghuni 24 Pgs North ,Thana: Rajarhat By caste Muslim,by Profession :Business,as the constituted attorney of 1. Sabita Pal 2. Kabita Dey is admitted by him. Identified By Mehmud Ali, son of Abdul Monnat Ghuni Thana: Rajarhat, by caste Muslim,By Profession :Business.



[Abhijit Kumar Das]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR

Govt. of West Bengal

W

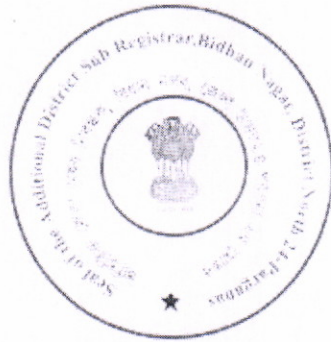


*[Signature]*  
Addl. District Sub-Registrar  
MChannagar, (Salt Lake City)

18 JUL 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 8503 to 8514  
being No 09521 for the year 2008.



(Abhijit Kumar Das) 22-July-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal