

84005

Sl. No.
 Name :
 Address :
 Rs.
 Calcutta Collectorate,
 11, Netaji Subhas Rd., Licensed Stamp
 Calcutta - 1 Vendor.
 Date:

St. Padder, Adv.
 High Court Cal.

St. Padder, Adv.
 High Court Cal.

17 3 AUG 2008

Swapan Kumar Chakraborty

N.C. 3876



Swapan Kumar Chakraborty

S. K. CHAKRABORTY
 K.G.O.
 LAND Acquisition Cell
 West Bengal Housing Board

v.c. 3876



Prabhat Verma

Nasir ul Haque
S/o M. M. Haque
Ghuri P.S. Abad Town
Business



[Signature]
 Addl. District Sub-Registrar
 Bidhan Nagar (Salt Lake City)
 9 JUN 2010

BETWEEN

SRI BABU LAL VERMA son of Baij Nath Verma by faith Hindu by occupation Business, by Nationality Indian, residing at Gopalpur (Jagardanga), P.S. Airport, P.O.-R. Gopalpur, District North 24 Parganas, Kolkata - 7000136 hereinafter called the '**VENDOR**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representative, executors, administrators and assigns) 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 represented by its K.G.O **MR. SWAPAN KUMAR CHAKRABORTY** son of Late Bidhubhusan Chakraborty hereinafter called 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 Gosta Behari Ghosh by a Deed of Sale dated 20/04/1939, registered at Cossipore, Dum Dum Sub-Registry Office, copied in Book no. I, Volume No. 6, Pages 244 to 246, being no. 1199, purchased from Nani Bhusan Khelo and Nihar Chandra Khelo of Sulangori, situated at Mouza Sulangori, measuring an area 12 Sataks, comprised in C.S. Dag No. 258, R.S. Dag No. 307 under C.S. Khatian No. 93, R.S. Khatian No. 218 within the jurisdiction of Rajarhat Police Station in the District of North 24 Parganas.

AND WHEREAS Sudhir Kumar Ghosh, Bankim Behari Ghosh, Lakshmi Kanta Ghosh, Nil Kanta Ghosh, Santosh Kumar Ghosh and Prafulla Kumar Ghosh all are the sons of Gosta Behari Ghosh by a Deed of Sale dated 21/02/1985 registered at Cossipore Dum Dum Sub-Registry Office, copied in Book No. I, Being no. 1281, situated at Mouza - Sulangori, comprised in C.S. Dag No. 375, R.S. Dag No. 302, measuring an area 22





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Decimals under R.S. Khatian No. 45, purchased from Sri Indra Chandra Pramanick of Mahisgote.

AND WHEREAS aforesaid Gosta Behari Ghosh died intestate leaving behind him surviving his six sons namely Sudhir Kumar Ghosh, Bankim Behari Ghosh, Lakshmi Kanta Ghosh, Nil Kanta Ghosh, Santosh Kumar Ghosh and Prafulla Kumar Ghosh and he were well seized, possessed and enjoyed the same with good title inheritance.

AND WHEREAS the aforesaid Prafulla Kumar Ghosh and his other co-sharers amicably partitioned the said land and others property.

AND WHEREAS the aforesaid Prafulla Kumar Ghosh was in possession and enjoyment of the said 34 Decimals land and was fully seized and possessed and sufficiently to as and or and estate equivalent to an estate of inheritance and purchase and also the instant K.B. and L.R. Settlement records, copies in his name L.R. Khatian No. 241.

AND WHEREAS the aforesaid Prafulla Kumar Ghosh by a Deed of Sale dated 05/03/1992 registered at A.D.S.R.O. Bidhannagar (Salt Lake City), copied in Book no. 1, Volume No. 41, Page nos. 223 to 230, being no. 2175 for the year 1992 measuring an area 10 Cottahs 5 Chittacks out of 34 Decimals sold, conveyed and transferred to Smt. Chandra Kanta Arora and Sri Mangat Ram Arora which is situated at Mouza Sulangori, comprised in C.S. Dag No. 258, R.S. Dag No. 307, measuring an area 3 Cottahs 8 Chittacks out of 12 Decimals and C.S. Dag No. 375, R.S. Dag No. 302, measuring an area 6 Cottahs 13 Chittacks out of 22 Decimals, R.S. Khatian No. 45 & 218, L.R. Khatian No. 241, J.L. No. 22, R.S. 196, Touzi No. 178 within the jurisdiction of Rajarhat Police Station in the District of North 24 Parganas.

AND WHEREAS the aforesaid Prafulla Kumar Ghosh also by a Deed of Sale dated 05/03/1992 registered at A.D.S.R.O. Bidhannagar (Salt Lake City), copied in Book no. 1, Volume No. 41, Page nos. 215 to 222, being no. 2174 for the year 1992 measuring an area 10 Cottahs 5 Chittacks out of 34 Decimals sold, conveyed and transferred to Sri Pramod Kumar Gupta which is situated at Mouza Sulangori, comprised in C.S. Dag No. 258, R.S. Dag No. 307, measuring an area 3 Cottahs 8 Chittacks out of 12 Decimals and comprised in C.S. Dag No. 375, R.S. Dag No. 302, measuring an area 6 Cottahs 6



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Chittacks out of 22 Decimals, under, C.S. Khatian No. 93, R.S. Khatian No. 45 & 218, L.R. Khatian No. 241, J.L. No. 22, R.S. 196, Touzi No. 178 within the jurisdiction of Rajarhat Police Station in the District of North 24 Parganas.

AND WHEREAS due to requirement of finance, on 12/09/2007, the said Smt. Chandra Kanta Arora and Sri Mangat Ram Arora, sold, conveyed and transferred their property in favour of the Owner/Vendor herein at and for a valued consideration amount mentioned therein and the document was registered with the Office of the A.D.S.R. Bidhannagar, West Bengal and recorded in Book No. I, C.D. Volume no. 4, Pages from 1473 to 1486, being no. 05310 for the year 2007.

AND WHEREAS due to requirement of finance, on 18/09/2007, the said Sri Pramod Kumar Gupta also sold, conveyed and transferred his property in favour of the Owner/Vendor herein at and for a valued consideration amount mentioned therein and the document was registered with the Office of the A.D.S.R. Bidhannagar, West Bengal and recorded in Book No. I, C.D. Volume no. 4, Pages from 3525 to 3538, being no. 05524 for the year 2007.

AND WHEREAS by the circumstances mentioned above the Owner/Vendor herein became the sole and absolute owner and occupier now seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Rayati Dakhali Swattiya Shali Land with passage therein containing a total area measuring about 33.32 which is situated at Mouza Sulangori, out of which an area measuring about 11.56 Decimals comprised in C.S. Dag No. 258, R.S. Dag No. 307 and an area measuring about 21.76 Decimals under R.S. Dag No. 302 J.L. No. 22, R.S. 196, Touzi No. 178 within the jurisdiction of Rajarhat Police Station in the District of North 24 Parganas.

AND WHEREAS BABU LAL VERMA, the vendor herein, being 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 marketable 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





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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 33.32 Satak hereinafter called the "said plot", more fully and particularly described in Schedule hereunder written, for a price of Rs.88,47,600/- (Rupees EIGHTY EIGHT LAKH FORTY SEVEN THOUSAND SIX 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.88,47,600/- (Rupees EIGHTY EIGHT LAKH FORTY SEVEN THOUSAND SIX HUNDRED ONLY) paid ————— to the vendor 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 vendor 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 he 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

Sujoyan Kumar Choudhury

Sujoyan Kumar Choudhury





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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.

The vendor doth hereby state that he is hereby executing this deed out of his 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 and covenants of the contents of this deed.

A handwritten signature in black ink, appearing to be a stylized monogram or initials, possibly 'P. B.', written in a cursive style.



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SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Rayati Dakhali Swattiya Shali Land with passage therein containing a total area measuring about 33.32 which is situated at Mouza Sulangori, out of which an area measuring about 11.56 Decimals comprised in C.S. Dag No. 258, R.S. & L.R. Dag No. 307 and an area measuring about 21.76 Decimals under C.S. Dag No. 375, R.S. & L.R. Dag No. 302, under R.S. Khatian No. 45 & 218, L.R. Khatian No. 241, J.L. No. 22, R.S. 196, Touzi No. 178 within the limit of Jhangra Hatiara 2 No. Gram Panchayat also within the jurisdiction of the Office of the District Sub-Registrar, Barasat, North 24 Parganas and Additional District Sub-Registrar, Bidhan Nagar, Salt Lake City.

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. 307

ON THE NORTH : Part of R.S. & L.R. Dag No. 295

ON THE SOUTH : Part of R.S. & L.R. Dag No. 306

ON THE EAST : Part of R.S. & L.R. Dag No. 302

ON THE WEST : Part of R.S. & L.R. Dag No. 308

R.S. & L.R. Dag No. 302

ON THE NORTH : Part of R.S. & L.R. Dag No. 300

ON THE SOUTH : Part of R.S. & L.R. Dag No. 303

ON THE EAST : Panchayat Road

ON THE WEST : Part of R.S. & L.R. Dag No. 307

WITNESSES:

1. *Alasimul Haque*

2. *Pradip Dasgupta*
Kadom Purus
New House

Swapan Kumar Chakraborty

S. K. CHAKRABORTY
K.G.O.
LAND Acquisition Cell
West Bengal Housing Board

Pradip Dasgupta

SIGNATURE OF THE VENDOR

on behalf of WBHB
PURCHASER



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Bidhan Nagar (North 24 Pgs.)
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MEMO OF CONSIDERATION

Recieved a sum Rs.88,47,600/- (Rupees EIGHTY EIGHT LAKH FORTY SEVEN THOUSAND SIX 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 vendor in Bengali language to which he have admitted and have understood

WITNESSES:

1. *Nasimul Hoque*

2. *Beachu Kumar*

Beachu Kumar

SIGNATURE OF THE VENDOR

Saswati Poddar

Drafted by: SASWATI PODDAR, Adv.

WB/236/01



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Bidhan Nagar (Salt Lake City)

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SPECIMEN FORM FOR TEN FINGER PRINTS



Swapan Kumar Chatterjee
 K.G.O. LAND Acquisition Cell
 West Bengal Housing Board

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

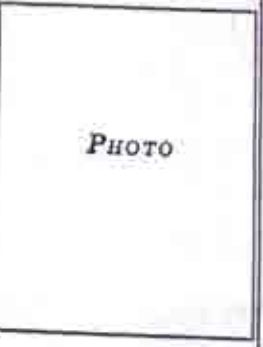


Banulata

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

• 9 JUN 2010



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 09965 of 2010
(Serial No. 05990 of 2010)

On 09/06/2010

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

Presented for registration at 22.10 hrs on :09/06/2010, at the Private residence by Swapan Kumar Chakraborty ,Claimant.

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

Execution is admitted on 09/06/2010 by

1. Babu Lal Verma, son of Baij Nath Verma , Gopalpur (Jagardanga), , Kolkata, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Airport Pin :-700136 , By Caste Hindu, By Profession : Business
2. Swapan Kumar Chakraborty
K G O, West Bengal Housing Board, 105, S N Banerjee Road, Thana:-Taltala, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700014 .
By Profession : Others

Identified By Nasimul Haque, son of M M Haque, Ghuni, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Business.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 10/06/2010

Payment of Fees:

Fee Paid in rupees under article : A(1) = 97317/- ,E = 14/- on 10/06/2010

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.-8847600/-

Certified that the required stamp duty of this document is Rs.- 530876 /- and the Stamp duty paid as impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 530776/- is paid 72181509/06/2010 State Bank of India, B T ROAD, received on 10/06/2010



(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 30/09/2010

Certificate of Admissibility(Under Rule 21 of W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act, 1899

(Rajendra Prasad Upadhyay)
Addl. District Sub-Registrar
Bidhan Nagar, (Salt Lake City)

ADDITIONAL DISTRICT SUB-REGISTRAR




Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 09965 of 2010
(Serial No. 05990 of 2010)

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR




Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
(Rajendra Prasad Upadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

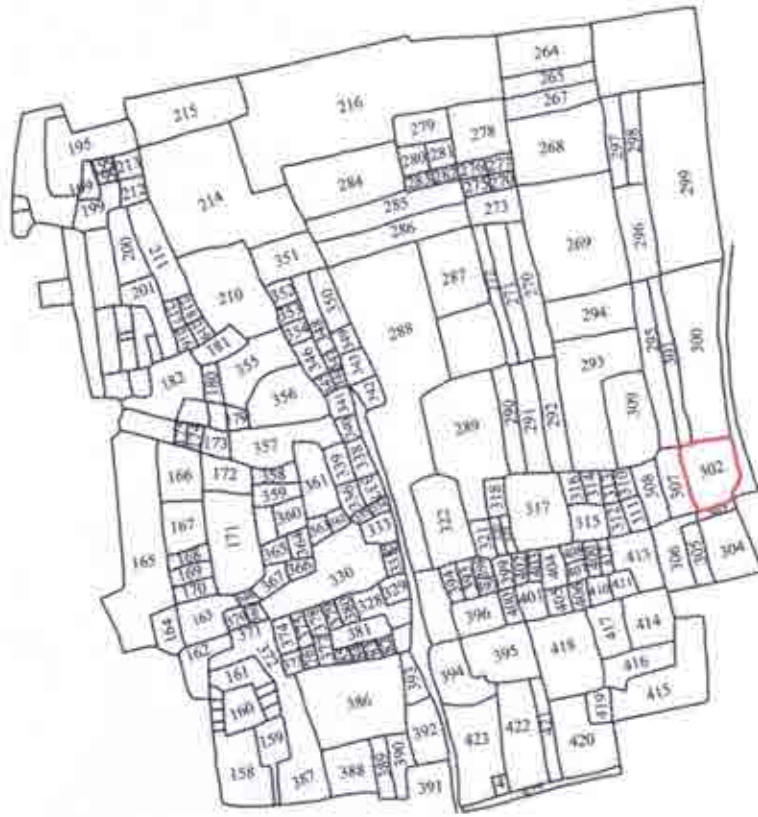
EndorsementPage 2 of 2

SITE PLAN OF LAND AT MOUZA- SULANGARI, J.L. NO.- 22,
R.S. NO.-196, L.R. KHATIAN NO.-241, R.S. & L.R.
DAG NO.- 302, P.S.-RAJARHAT, DIST.-NORTH 24 PGS.

AREA OF LAND : Dag No. 302 = 21.76 Satak.

Scale: 16"=1Mile

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Barbed Wire

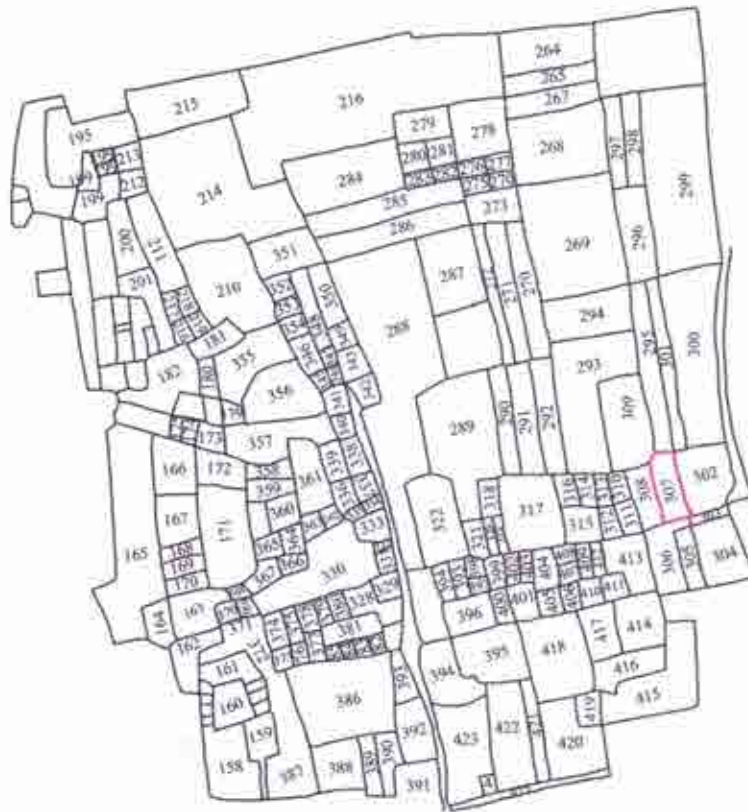
S.K. Chakraborty
S.K. CHAKRABORTY
K.G.O.
LAND Acquisition Cell
West Bengal Housing Board

SITE PLAN OF LAND AT MOUZA- SULANGARI, J.L. NO.- 22,
R.S. NO.-196, L.R. KHATIAN NO.-241, R.S. & L.R.
DAG NO.- 307, P.S.-RAJARHAT, DIST.-NORTH 24 PGS.

AREA OF LAND : Dag No. 307 = 11.56 Satak.

Scale: 16"=1Mile

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Balesar Varma

S. N. Chakraborty
S. N. CHAKRABORTY
K.G.O.
LAND Acquisition Cell
West Bengal Housing Board



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Bidhan Nagar (Salt Lake City)

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