

501

DEED OF SALE

(Full payment)

Executed on... 12-3-2008..

BETWEEN

WEST BENGAL HOUSING BOARD

(VENDOR)

AND

SHRI /SMT.....BALARAM MONDAL.....

.....

(PURCHASER)

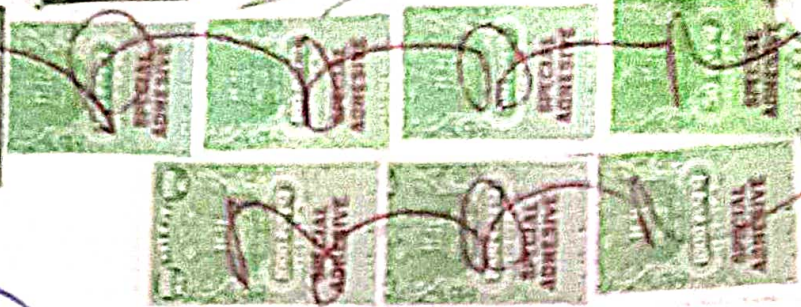
in respect of

Residential Plot No. A/1.....measuring ..2.47.....COTTAHS (approx)

At

Kalyanpur Housing Project (Extension)

ASANSOL



8350p

Stamp affixed 11/2/08
Stamp Superintendent
Kolkata

19/2/08
18/2/08
17/2/08
16/2/08
15/2/08
14/2/08
13/2/08
12/2/08
11/2/08
10/2/08
9/2/08
8/2/08
7/2/08
6/2/08
5/2/08
4/2/08
3/2/08
2/2/08
1/2/08
23 & 5d

A - 1518
E - 7
G - 55
nk - 25
m(t) - 4

FULL PAYMENT SALE DEED

18 MAR 2008

THIS INDENTURE OF SALE made this 12th day of March Two Thousand Eight between the WEST BENGAL HOUSING BOARD, a statutory body corporate constituted under the West Bengal Housing Board Act (Act XXXII of 1972) having its office at 105, S.N Banerjee Road, Kolkata-700 014, the Vendor, hereinafter referred to as **THE BOARD** (which expression shall unless excluded by or repugnant to the subject or context mean and include its successor or successors in interest) of the ONE PART

AND

Shri/Sri Balaram Mondal

Son/wife daughter of Bhairab Mondal

Residing at Rohinandihi village, Anand-2, Dist - Bardwan

hereinafter referred to as **THE PURCHASER** of the OTHER PART

Date of Agreement
1, 38, 567/2

A - 1518
E - 7
G - 55
nk - 25
m(t) - 4

(S. B. BASU)
Asst. Housing Commissioner - II
West Bengal Housing Board

1609/-

Registered in the presence of 12/5/98
at the District Registrar's Office
on the 18th day of March 1998
by - Balaram Mondal
the claimant



Balaram Mondal
S/o Bhairab Mondal
Rohinardihi village
Asansol-2 Dist Burdwan

1 Balaram Mondal



36⁹⁹77

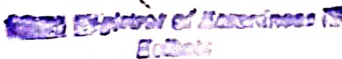
1 Balaram Mondal

Execution by
Sh. S. B. Bhow Astt. Pwng
Commissioner - N.B.A. Board
on behalf of Govt of N.B.



1 Sukumar Sahoo
Advocate
Alipore
K of - 27

Sukumar Sahoo
Advocate Alipore
Judges Court Kal-27



18 MAR 2008

WHEREAS

1. The Housing Department, Govt. of West Bengal acquired an area of land measuring about 102.92 acres at Mouza- SITLA, J.L NO-21, GOBINDAPUR, J.L.NO.-7 and KUMARPUR, J.L.No.- 6, under P.S.- ASANSOL, District- BURDWAN which was thereafter transferred by the said Department to the West Bengal Housing Board, a statutory body corporate, constituted under West Bengal Housing Board Act, 1972 under Sub-Section (1) of Section 29 of the West Bengal Housing Board Act, 1972 (Act XXXII of 1972) vide Notification No. 3605-HI /HB-1/76(Pt) dated 16th August, 1980. The possession of the said land was delivered by the State Govt. to the Board earlier.

2. The Board earlier constructed a housing project and provided houses and plots on a portion of the land referred above known as Kalyanpur Housing Project. Now in implementation of the objective to provide further residential accommodation in the area, the Board has carved out 36 nos. residential plots of varying measurement on remaining portion of land available, for sale to the intending purchaser, under the scheme known as Kalyanpur Housing Project (Extension), more fully described in the First and Second Schedule hereunder written which is an integral part of existing Kalyanpur Housing Project.

3. Pursuant to an application made by the Purchaser for the purchase of a plot as mentioned and described in the Second Schedule hereunder written (hereinafter referred as "THE SAID PLOT") and agreeing to comply with the terms and conditions prescribed by the Board for the sale of the said plot in the said project and on tendering a sum of Rs. 25,000..... (Rupees Twenty Five Thousand.....) only along with the said application, the Board has agreed to allot and sell the said plot on "As is where is" basis to the purchaser for a price settled at Rs. 1,38,567/- (Rupees one lakh thirty eight thousand and five hundred sixty seven only).

4. The Purchaser has paid and the Board has appropriated the sum of Rs. 1,38,567/- (Rupees one lakh thirty eight thousand and five hundred sixty seven) only towards payment of the price of the said plot in full before execution and registration of the deed of transfer, which the Board doth hereby admit and acknowledge.

S. B. Basu

(S. B. BASU)
Asst. Housing Commissioner - II
West Bengal Housing Board.

5. The Purchaser has taken inspection of the said plot and has satisfied himself /herself / themselves as to the area, boundary line and other conditions thereof.

6. Vacant and peaceful possession of the plot, on as is where is basis, shall be obtained by the Purchaser after execution and registration of deed. The Board will not take any responsibility for providing any infrastructural facility to the Purchaser other than that already available in the existing project.

NOW THIS INDENTURE WITNESSETH that in consideration of the Purchaser agreeing to observe and perform the terms, conditions, and covenants herein mentioned and also in consideration of the full price paid by the Purchaser and the Board doth hereby sell unto the Purchaser all that the said plot more fully described and mentioned in the Second Schedule hereunder written and hereinafter referred to as "the said plot" TO HAVE AND TO HOLD the said plot hereby sold conveyed and transferred unto the Purchaser absolutely and for ever on as is where is basis.

I. The Purchaser doth hereby covenant with the Board as follows:-

- a) To pay all rates, taxes, outgoings and impositions in respect of the said plot or any amenities or facilities appertaining hereto payable by the purchaser.
- b) To construct the building within 3(three) years from the date of taking over possession of the plot according to the rules and regulations of the Municipal authority or of any other authority in that behalf, failing which the Board may resume possession of the land on refund of the total price paid without any interest thereon.
- c) To use the land for residential purpose only for which the sale of the plot has been granted by the Board.
- d) Not to sub-divide the plot at any time without sanction of the Municipal authority.
- e) Not to allow the land and building to be erected thereon to be so used as to cause annoyance or inconvenience to the owners and occupiers of the adjoining or neighbouring premises, nor to allow them to be used for any unhygienic, unlawful or immoral purposes or subversive to the Government established by law in India.

S. B. Basu

(S. B. BASU)
Asstt. Housing Commissioner - ■
West Bengal Housing Board.

II. The Board doth hereby covenant with the Purchaser that the Purchaser paying the all taxes, outgoings and impositions of whatsoever nature payable to any authority, institution, Municipality or to any other person whatsoever in relation to the said plot whether payable by and/or levied on the Purchaser or on occupier and observing and performing the several terms and conditions herein contained shall peacefully hold and enjoy the said plot without any interruption by the Board or any person/ persons claiming under or in trust for the Board.

III. The expression " Purchaser" wherever appears in these presents and if the context so requires shall be read as the " Purchasers" and shall mean and include his/her/their respective heirs, executors, successors, legal representatives and permitted assigns.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land measuring... 2.47cottah (more or less) as specified in the Second Schedule, out of the total land transferred to the Board, situated in Mouza-SITLA, JL No.21(Sheet No.1), P.S. ASANSOL, District-BURDWAN under Kalyanpur Housing Project (Extension) being comprised of following DAG NO.

DAG NO. 960, 961, 961/1541, 962, 988, 989, 990, 993, 994, 1029, 1115, 1117, 1118, 1124, 1125, 1126, 1127, 1128, & 1131. (All Part)
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THE SECOND SCHEDULE ABOVE REFERRED TO

All that residential plot no... A/1 measuring... 2.47 cottah (more or less) and as mentioned in the First Schedule and as shown by in the annexed plan in the red boundary line butted and bounded by

4.0m wide Passage	In the north
Plot no- A/2	In the south
14.0 m wide Road .	In the east
W.B.H.B. Land	In the west

S. B. Basu

(S. B. BASU)
Asstt. Housing Commissioner - II
West Bengal Housing Board.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day,
month and year first above written

SIGNED AND DELIVERED BY

SHRI... S. B. Basu, AHC-II.

For and on behalf of West Bengal
Housing Board, Vendor, at Kolkata
In the presence of:

S. B. Basu

(S. B. BASU)
Asst. Housing Commissioner - II
West Bengal Housing Board.

1.

S. K. Chatterjee
S. K. CHATTERJEE
Superintendent
West Bengal Housing Board

2.

A. K. Yadav
Asstt. Supdt.
WBHB.

SIGNED AND DELIVERED BY

SHRI / SMT... Balaram Mondal

Balaram Mondal

Purchaser at Kolkata in presence of

1

Sukumar Sen
Askerale
Alifan Budy's Comb, Kot. 27

2.

Biswanath Mukherjee
K-2/A. Danum Htg. Complex.
Danum, Hooghly.

Registered in

Book No. D Serial No. KAN/PLOT/23
Volume No. 11
Pages 68 to 72
Entry No. 300
for the year 2008




Printed by : The WEST BENGAL HOUSING BOARD,
105, S.N.Banerjee Road, Kolkata - 700014
Price : Rs. 500/- per set of deed.

G20 ✓
B2 ✓
S2 ✓
(S1) ✓
3+1=4 ✓



Registrar of Assurances
Kolkata

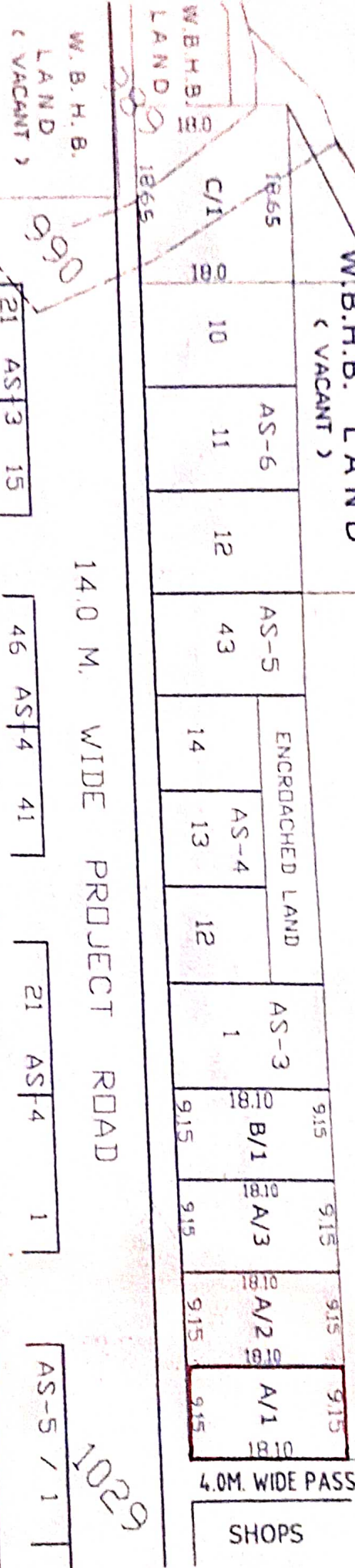
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl.No.	Signatures of the Executants/ Presentants	Finger Impressions				
	 <i>Balasar mamsal</i>					
		(LEFT HAND)				
		(RIGHT HAND)				
		(LEFT HAND)				
		(RIGHT HAND)				
		(LEFT HAND)				
		(RIGHT HAND)				

162
GARU MALLA

W.B.H.B. LAND
(VACANT)

W. B. H. B. LAND
(VACANT)



4.0M. WIDE PASSAGE
SHOPS

DATA OF EXTENSION PLOTS

Sl. No.	AREA	AREA IN SQUARE METRE	DAO NOS
A/1	165.6	247	1029
A/2	165.6	247	1029
A/3	165.6	247	1029
B/1	165.6	247	1029

NOTES:

1. ALL DIMENSIONS ARE IN METRE.
2. EXTENSION PLOT IS SHOWN BY RED BORDER.

C.N. Das

(S. B. BASU)

Asstt. Hydraulic Commissioner - II

WEST BENGAL HOUSING BOARD.

105, S.N. BANERJEE ROAD, KOLKATA-700014.

Site Plan of KALYANPUR HOUSING COMPLEX - Extension Plots at ASANSOL SATELLITE TOWNSHIP PROJECT (Phase-I), Mouza-SITLA, J.L.No.-21(Sheet no.-1), P.S.- ASANSOL, Dist.- BARDHAMANN

SCALE - 1 : 600

DRG NO. - SUR/27/07/HB



DRAWN BY - SURVEYORS
DATE - 05 / 03 / 07

Yr
Pg
S. B. Basu