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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 683772

Stamp valid under Rule 21 & 22 of W.B.L.R Act 1988
 Apply Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I & II No. 23

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 2025
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 20290/

Barasat North 24-Parganas
 D. S. R. - 11

28 JUL 2009

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 110510
 18111560

DEED OF CONVEYANCE

THIS INDENTURE made on this 12th day of September, Two Thousand and Eight

Stamp duty of Rs. 110410/-
 has been realized on 11/2/09
 as per Bankers Cheque
 Bank Draft No. 629234
 Date 18/2/09 of D. S. R.

D. S. R. - 11
 Barasat, North 24-Parganas
 11.2.09

A 2025
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 20290

BETWEEN

RAJMANI DEVI LADHA wife of **MOHANLAL LADHA** residing at 5, TANSUKH LANE, P.S, BURRABAZAR, KOLKATA-700007, by faith Hindu, by occupation Housewife, By Nationality Indian hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, representative, executors, administrators and assigns) of the ONE PART.

AND

ODIN HOUSING PROJECTS PVT. LTD., being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 50, J.L.NEHRU ROAD, KOLKATA-700071 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 **RAJMANI DEVI LADHA**, the vendor herein, is the recorded owner of agricultural land measuring more or less 8.18 Satak out of 730 Satak in R.S.& L.R. DAG NO. 490 under L.R KIATAN NO.301/2 situated at Mouza - MAHISHBATHAN, J. L. No. 18, under P. S. - Bidhan Nagar (East) in the district of 24 - Paraganas (North).

AND WHEREAS RAJMANI DEVI LADHA, the vendor herein, purchased the said plot of land from PANCHANAN PRAMANIK, by way of a Sale Deed bearing no. 7930 for the year 1995 duly registered at OFFICE OF THE DISTRICT REGISTRAR, BARASAT, NORTH 24 PARGANAS is 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 consideration.

AND WHEREAS 1.03 satak out of the said 8.18 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO. 301/2 situated at Mouza - MAHISHBATHAN, J. L. No. 18, under P. S. - Bidhan Nagar (East) in the district of 24 - Paraganas (North) has been acquired by the Govt. of West Bengal under the Land Acquisition Act 1984. And accordingly the vendor herein, became the owner & occupier of the remaining 07.15 Satak in R.S.& L.R. DAG NO. 490 at Mouza - MAHISHBATHAN and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS the vendor herein, is the absolute owner & occupier of the said land and enjoy a good and marketable title on the said land which she proposes to transfer unto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 07.15 Satak in R.S.& L.R. DAG NO. 490 at Mouza - MAHISHBATHAN hereinafter called the "said plot", more fully and particularly described in Schedule hereunder written, for a price of Rs.18,41,660/- (Rupees EIGHTEEN LAKHS FORTY ONE THOUSAND SIX HUNDRED & SIXTY 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.18,41,660/- (Rupees EIGHTEEN LAKHS FORTY ONE THOUSAND SIX 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 or the vendors into or upon the said land hereditaments and property or any part thereof **TOGETHER WITH** All deeds patahs 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 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 Sali Land measuring an area of 7.15 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO.301/2, under ward No. 14, Bidhan Nagar Municipality within the limit of Bidhan Nagar (East) 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 -- MAHISHBATHAN, J. L. No. 18, TOUZI NO. 10 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. 490

ON THE NORTH : PART OF R.S. & L.R.DAG NO. 490

ON THE SOUTH : R.S. & L.R.DAG NO. 555

ON THE EAST : MOUZA THAKDARI

ON THE WEST : R.S. & L.R.DAG NO. 487, 488 & 489

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. मोहन लाल लोढा
S (मोहन लाल लोढा के हस्तक्षेप)

2. अमित कुमार
Bansal. Cent -

रतिशमल के हस्तक्षेप

SIGNATURE OF THE VENDOR



ANNEXURE - II
DECLARATION

I/ We, **ODIN HOUSING PROJECTS PVT. LTD.**.....

registered office at **50, J.L. Nehru Road, Kolkata-700071**.....

do hereby declare that I/ We will use the land for the purpose application for conversion.

I/ We further undertake to the effect that in also the conversion is allowed. I/ We Will love no claim over the said land if in future the land (S) vests in the state in any proceeding under any provision of law.

I/ We also undertake to the effect that if the land in question is found to be vested I/ We will apply to the State Government for Long Term Settlement of the same under usual terms and conditions on payment of rent and selami etc as will be determined by the State Government.

Schedule of Land.

- | | |
|------------------------------|------------------------------|
| a) Name of Mouza | : Mahishbathan |
| b) J.L. No. | : 18 |
| c) Khatian No. (R.S. & L.R.) | : 1269 |
| d) Plot No. (R.S. & L.R.) | : 490 |
| e) Recorded Classification | : Sali |
| f) Area of Land | : 08 SATAK |
| g) Police Station | : Rajarhat |
| h) District | : 24-Paraganas(North) |

Odin Housing Projects Pvt. Ltd.

Nalini

Director

Date :-

.....
(Signature of the Declarant)

MEMO OF CONSIDERATION

Received from the within named Purchaser a sum of **Rs.18,41,660/- (Rupees EIGHTEEN LAKHS FORTY ONE THOUSAND SIX HUNDRED & SIXTY ONLY)** towards full and final payment of the consideration for sale of the Said Plot described in the **Schedule** above, in the following manner.

| Mode | Date | Bank | Amount(Rs) |
|------------------|-----------|---------------|----------------|
| Draft No. 044009 | 12.9.2008 | BANK OF INDIA | Rs.18,41,660/- |

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. *Prokash Lal Laha*
2. *Amit Kumar*

Signature of Vendor

SIGNATURE OF THE VENDOR

S. Poddar

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

WB/236/01

True Copy.



S. Poddar
30-7-09

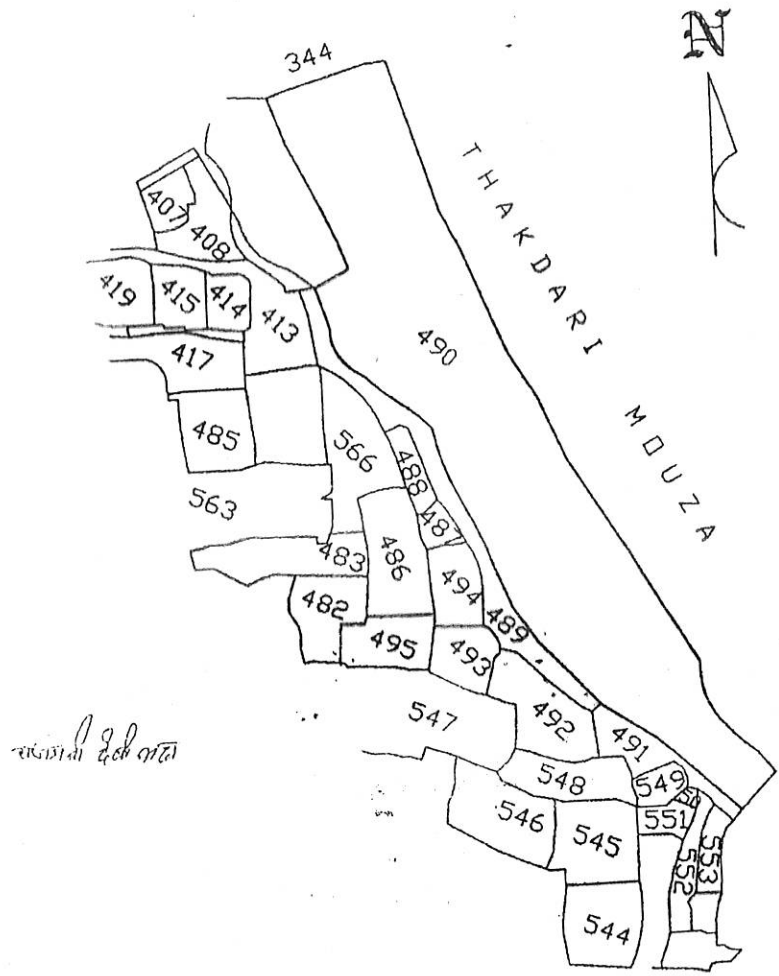
Signature of Vendor

Signature of Vendor
































30-7-09

(1) SITE PLAN OF LAND AT MOUZA-MAHISBATHAN, J.L. NO.- 18,
R.S. NO.-203, L.R. KHATIAN NO.- 301/2, R.S. DAG NO.- 490,
P.S.-BIDHAN NAGAR(EAST), DIST.-NORTH 24 PGS.

AREA OF LAND : = 7.15 Satak.



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) | | | | | |

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 15466 to 15476
being No 04606 for the year 2009.



MR

(Dinabandhu Roy) 04-December-2009
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal