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Additional Registrar of  
Assurances-IV, Kolkata

Certified that the Document is admitted of  
Registration. The Signature sheet and the  
endorsement sheets attached to this document  
are the part of this document.

Additional Registrar of  
Assurances-IV, Kolkata

9 MAY 2024

THIS INDENTURE OF SALE made on this 2<sup>nd</sup> day of May 2024

BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.,

a Govt. of West Bengal Company incorporated under the Companies Act, 1956 (Act I of

1956) in April 1999 having its registered office at "HIDCO BHABAN", Premises No.35-1111,

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Signature



Biswa Bangla Sarani, 3<sup>rd</sup> Rotary, New Town, Post Office - New Town, Police Station - Techno City (formerly New Town), Kolkata-700156, represented by **Subhas Sinha**, son of Santosh Kumar Sinha, (PAN: **AKKPS3896G**), (Aadhaar - **3919 2888 3604**), the General Manager (Commercial) of the said State Govt. Company who is so authorized by the Managing Director for the purpose of execution of this indenture hereinafter referred to as the "**VENDOR**" (which expression shall include its executors, administrators and successor-in-office and assigns) of the **ONE PART**

**AND**

**M/S. AMBUJA REALTY DEVELOPMENT LIMITED (PAN AAFCA4593G)**, a public limited Company incorporated under the Companies Act, 1956 (Act 1 of 1956), having its registered office at "**Ecospace Business Park**", Block-4B, Ground Floor, Premises No.IIF/11, Action Area-III, New Town, Post Office- New Town, Police Station – Techno City (formerly New Town), Kolkata-700160, West Bengal, represented by **Mr. Pramod Ranjan Dwivedi**, son of Bal Mukund Dwivedi, (PAN: **AFQPD3612Q**), (Aadhaar- **3388 1595 0531**), **Director**, Ambuja Realty Development Limited, Ecospace Business Park, Block-4B, Ground Floor, Premises No.IIF/11, Action Area-III, New Town, Post Office- New Town, Police Station – Techno City (formerly New Town), Kolkata-700160, West Bengal, who is so authorized by the company for the purpose of execution of this Indenture herein after referred to as the "**PURCHASER**"

*Subhas*

*[Signature]*



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 9 MAY 2024

(which expressions shall include its executors, administrators and successor in office and assigns) of the OTHER PART

WHEREAS the State Cabinet of Government of West Bengal in its 19<sup>th</sup> meeting held on 11.03 2022 decided to transfer the following land parcel within KMC area in favour of WBHIDCO for proper utilization by way of disposal through e-auction process to generate additional revenue in the Government Exchequer.

Location of land	Owner	Approx. Area of Land
Nonadanga Ward No.108 of KMC	KMDA	27.93 acres

AND WHEREAS Land measuring about 27.93 acres at Nonadanga Ward No. 108 of KMC under P.S Anandapur, Mouza Nonadanga, J.L No.10 and spread over RS Plot Nos.520(P), 544(P), 545(P), 546, 547(P), 549(P),563(P), 631(P),632(P) and 651(P) in Ward No.108 of KMC owned and possessed by the Kolkata Metropolitan Development Authority free from all encumbrances and lying unutilized was transferred forever to WBHIDCO Ltd. through a deed of transfer executed between Kolkata Metropolitan Development Authority and WBHIDCO Ltd. on dated 04.07.2022 and registered in Book No.1, Volume Number 1904-

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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 9 MAY 2024

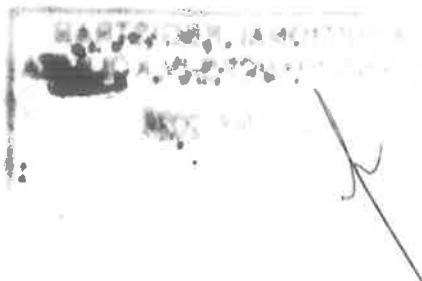
2022, Page from 874755 to 874778, Being No.190414012 for the year 2022 and possession certificate was issued on 29.08.2022 in favour of WBHIDCO Ltd. The said parcel of land measuring 27.93 Acres has four segments, i) 1.70 Acres, ii) 10.50 Acres, iii) 12.85 Acres, iv) 2.88 Acres.

**AND WHEREAS** WBHIDCO has been authorized by the Govt. of West Bengal with the responsibility for development & allotment of inter-alia 10.50 Acres (42492 sq. mtr.) land in RS Plot No.651(Part), Mouza Nonadanga, J L No.10, Kolkata-700107, Premises No./Holding No.826, Chowbhagha, under Kolkata Municipal Corporation (KMC) Ward No.108 on freehold basis for residential or commercial project or a mix of both.

It may be noted that as per Deed of Transfer executed by KMDA, the area of land parcel in Plot No. 651 (Part) under premises No.826, Chowbhagha was 10.50 Acres but during measurement an area of only 10.157 acres of land could have been demarcated by WBHIDCO and as such the Notice Inviting Auction was prepared for an area of 10.157 acres only.

**AND WHEREAS** the VENDOR issued notice for e-Auction on dt: 06.03.2023 Vide No: C-40/ HIDCO/Admn-4015/2022 for allotment of 10.157 Acres (41103.92 Sq.mtr.) land in RS Plot No. 651 (Part), Mouza Nonadanga, J.L. No.10, Kolkata-700107, Premises No./Holding

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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 9 MAY 2024



Memo no. C – 462 / HIDCO/ ADMN - 4015/2022

Dated: 02.05.2024

To  
The Additional Registrar of Assurances - IV  
5, Govt. Place North,  
Kolkata – 700001

Sub: Forwarding of prepared Indenture of Sale executed between WBHIDCO Ltd. and M/s, AMBUJA REALTY DEVELOPMENT LIMITED for registration, in respect of R.S Plot No. 651(P), Mouza: Nonadanga, J.L no.10, Kolkata-700107, Premises No./Holding No. 826, Chowbhagha under KMC ward no.108 for an area of 10.50 acres as per rule 22A of West Bengal Registration Rules, 1962.

Ref: Notification No. 2851-F. T, Kolkata dated 16.08.2004 of the Finance (Revenue) Dept., Government of West Bengal regarding exemption (under section 88 of the Registration Act, 1908) to M.D, WBHIDCO or any officer authorized by him from personal appearance before the Registering Authority for Registration of the Deed executed by WBHIDCO.

Sir,

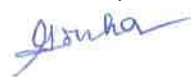
Duly authorized by WBHIDCO, the VENDOR, an Indenture of Sale has been executed by the undersigned in favour of the Purchaser, M/s, AMBUJA REALTY DEVELOPMENT LIMITED.

It may please be noted that Mr. PRAMOD RANJAN DWIVEDI S/O BAL MUKUND DWIVEDI, the Authorized Signatory of the company, M/s, AMBUJA REALTY DEVELOPMENT LIMITED will present the said indenture before you for registration for and on behalf of the said Purchaser.

You are requested to please accept the presentation of the said Indenture of Sale and admit it to registration on payment of requisite Stamp Duty and Registration charges.

The undersigned has been exempted from personal appearance before the Registering authority under the notification cited above.

Yours faithfully



Encl: Executed Deed

General Manager(Commercial)

No. C – 462 / HIDCO/ ADMN – 4015/2022

Dated: 02.05.2024

Copy forwarded for information to:

- 1) Mr. PRAMOD RANJAN DWIVEDI S/O BAL MUKUND DWIVEDI, the Authorized Signatory of the company, M/s, AMBUJA REALTY DEVELOPMENT LIMITED with a request to submit a certified copy of the registered deed to the undersigned.

General Manager (Commercial)

**WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**  
(A Govt. of West Bengal Undertaking)

“HIDCO BHABAN”, Premises No. : 35 - 1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156  
Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-4833/3016/6009, e-mail : wbhidcoltd@gmail.com / info@wbhidco.in  
Website : www.wbhidcoltd.com CIN : U70101WB1999SGC089276





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



060520242003839828

## GRIPS Payment Detail

GRIPS Payment ID:	060520242003839828	Payment Init. Date:	06/05/2024 17:26:36
Total Amount:	187493481	No of GRN:	1
Bank/Gateway:	ICICI Bank	Payment Mode:	Counter Payment
BRN:	2020356189	BRN Date:	06/05/2024 19:18:02
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Ms AMBUJA REALTY DEVELOPMENT LTD  
Mobile: 8777400475

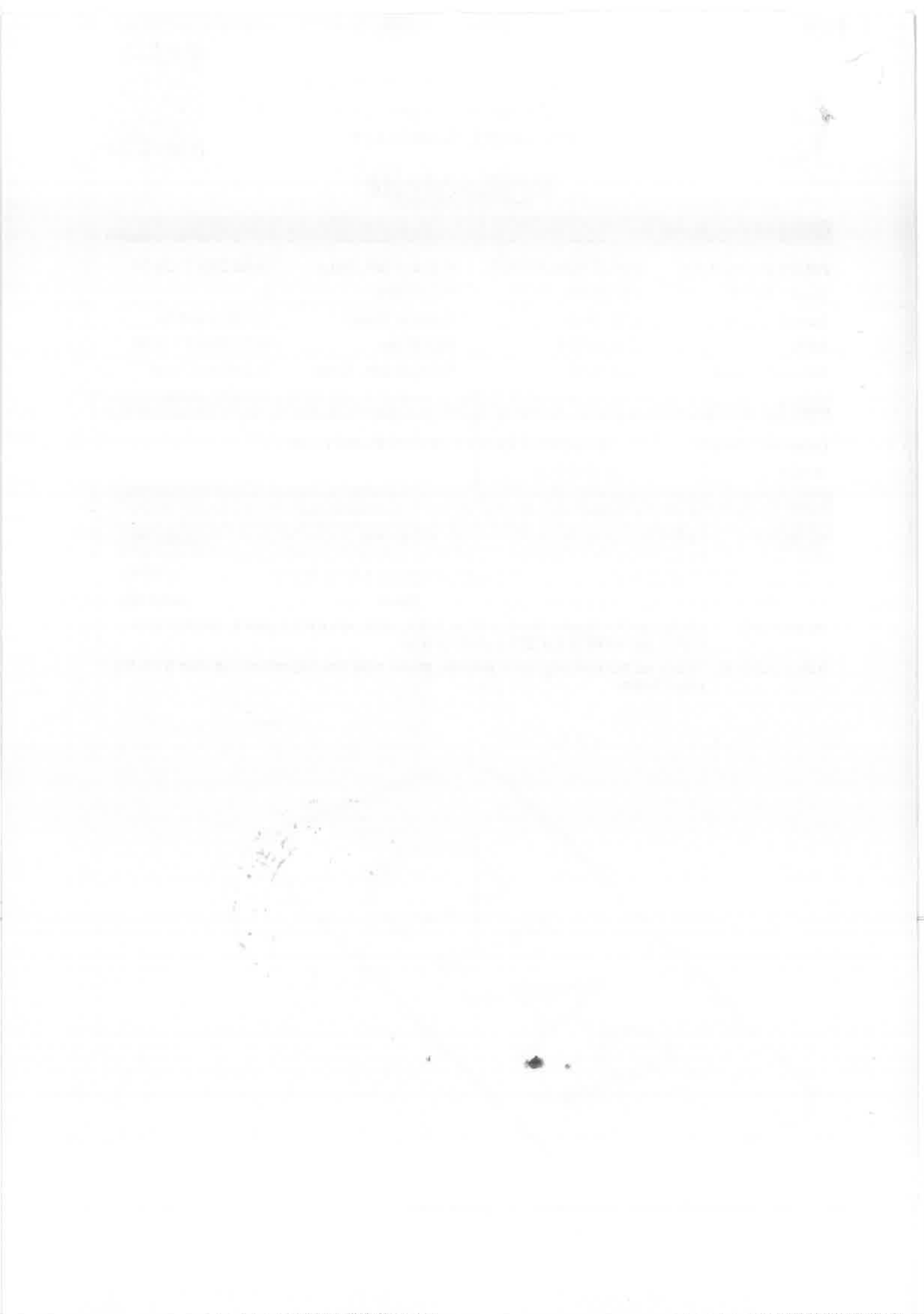
## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250038398292	Directorate of Registration & Stamp Revenue	187493481
Total			187493481

IN WORDS: EIGHTEEN CRORE SEVENTY FOUR LAKH NINETY THREE THOUSAND  
FOUR HUNDRED EIGHTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the  
pages below.







Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192024250038398292

GRN Details

GRN: 192024250038398292 Payment Mode: Counter Payment  
GRN Date: 06/05/2024 17:26:36 Bank/Gateway: ICICI Bank  
BRN : 2020356189 BRN Date: 06/05/2024 19:18:02  
GRIPS Payment ID: 060520242003839828 Payment Init. Date: 06/05/2024 17:26:36  
Payment Status: Successful Payment Ref. No: 2000920502/5/2024  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Ms AMBUJA REALTY DEVELOPMENT LTD  
Address: ECOSPACE BUSINESS PARK, NEWTOWN, KOLKATA 700160  
Mobile: 8777400475  
EMail: samiran.gayen@ambujaneotia.com  
Period From (dd/mm/yyyy): 06/05/2024  
Period To (dd/mm/yyyy): 06/05/2024  
Payment Ref ID: 2000920502/5/2024  
Dept Ref ID/DRN: 2000920502/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000920502/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	156244559
2	2000920502/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	31248922
Total				187493481

IN WORDS: EIGHTEEN CRORE SEVENTY FOUR LAKH NINETY THREE THOUSAND  
FOUR HUNDRED EIGHTY ONE ONLY.



No.826, Chowbhagha under Kolkata Municipal Corporation (KMC) Ward No.108 on freehold basis for residential or commercial project or a mix of both.

AND WHEREAS the VENDOR is lawfully seized and possessed of or is otherwise well and sufficiently entitled to the said land free from all encumbrances which include all that piece and parcel of land described in the schedule hereunder written, hereinafter referred to as the "SAID LAND".

AND WHEREAS the PURCHASER was selected as highest bidder in terms of an offer of Rs.302,28,11,000 /- (Rupees three hundred and two crores twenty-eight lakh eleven thousand) only through the e-auction vide e-Auction ID: 2023\_WB\_2985, invited by the VENDOR vide No.C-40 dated 06.03.2023 opened on 10.05.2023 for the said land, so as to enable the PURCHASER to erect building(s) thereon for setting up of a residential or commercial project or a mix of both after complying with all the formalities for allotment of the said land by the VENDOR and subject to fulfillment of terms and conditions as spelt out in the offer of allotment described hereunder.

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9 MAY 2024



AND WHEREAS a joint measurement was conducted by WBHIDCO and KMDA authority to ascertain the actual area of the land under the said e-auction and an area of 10.50 acres (42492 Sq. mtr) in place of 10.157 acres was found and demarcated. Thus the applicable rate on pro-rata basis for revised 10.50 acres stands at Rs.312,48,90,765/- (Rupees three hundred twelve crore forty-eight lakh ninety thousand seven hundred sixty-five) only.

AND WHEREAS the WBHIDCO Board by a resolution dated 15.05.2023 has approved the allotment of the land in RS Plot No.651(P) of Mouza Nonadanga, J.L No.10, Premises/Holding No. 826, Chowbhagha under KMC Ward No.108 measuring 10.50 acres to **M/s. Ambuja Realty Development Limited** on freehold basis at a consideration money of Rs.312,48,90,765/- subject to approval of the Standing Committee of the State Cabinet.

AND WHEREAS the proposal for allotment of 10.50 acres (42492 Sq.Mtr.) of Land In RS Plot No. 651(P) in Mouza Nonadanga, J.L. No.10, Kolkata-700107, Premises No./ Holding No.826, Choubhagha under KMC Ward No.108 on freehold basis for Residential or Commercial project or a mix of both [e-Auction ID: 2023\_WB\_2985] in favour of **M/s. Ambuja Realty Development Limited**, the highest bidder in the e-Auction was placed in the

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ADDITIONAL REGISTRAR  
FOR ASSURANCE DIV, KOLKATA  
- 9 MAY 2024

47<sup>th</sup> meeting of the State Cabinet held on 12.10.2023 and as decided by the said committee, the proposal was approved and the decision was communicated vide Cabinet Sectt. U/O No.CAB(D)-797 dated 13.10.2023. This was communicated by the UD & MA Department vide No.52-UDMA-22011(12)/18/2023-WBHIDCO dated 31.10.2023.

AND WHEREAS the VENDOR issued an offer of allotment vide No.C-345/HIDCO/Admn-4015/2022 dated 09.11.2023 in favour of **M/s. Ambuja Realty Development Limited** and the allottee has consented to the acceptance of the offer of allotment on 23.11.2023.

AND WHEREAS the PURCHASER has paid the entire consideration money of Rs.312,48,90,765/- in two instalments on 14.12.2023 and 19.02.2024 as requested by the VENDOR in the Offer of Allotment.

NOW THIS INDENTURE WITNESSETH THAT in consideration of the purposes for which the said land hereinafter referred to and mentioned in the Schedule hereunder written is required by the PURCHASER and in consideration of a sum of **Rs.312,48,90,765/- (Rupees Three Hundred Twelve Crore Forty-Eight Lakh Ninety Thousand Seven Hundred Sixty-Five)**

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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOUKATA  
- 9 MAY 2024

only paid by the PURCHASER the receipt whereof the VENDOR doth hereby admit and acknowledge and in consideration of the PURCHASER agreeing to observe and perform the terms and conditions mentioned hereinafter and in consideration of the fact that the PURCHASER has taken inspection of the said land and having satisfied itself as to the conditions and description of the said land also as to the amenities and facilities appertaining to the said land and as to the nature, scope and extent of benefit or interest provided therein by the VENDOR, the VENDOR doth hereby absolutely sell, grant, convey and transfer unto the PURCHASER, the said land more fully described and mentioned in the Schedule hereunder written TO HAVE AND TO HOLD the said land hereby granted, transferred and conveyed expressed or otherwise assured or intended to the use of the said PURCHASER absolutely and forever in terms of the offer letter of allotment issued by the VENDOR vide No.C-345/ HIDCO/ Admn-4015/2022 dated 09.11.2023.

A) The PURCHASER hereby covenants with the VENDOR as follows:-

- I. The PURCHASER shall preserve the boundary pillars provided in the said land.
- II. The PURCHASER shall use the said land exclusively for the purpose of Residential or Commercial project or a mix of both constructing buildings at the cost of the PURCHASER in conformity with the Building Rules & Regulations as applicable in KMC and other Rules and Regulations as prescribed or might be

*G. N. K.*

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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
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framed out from time to time and more specifically according to plans, specifications, elevations, designs and sections sanctioned by the Competent Authority and with such condition as the VENDOR may decide and not to use the said land and the structure(s) thereon for any purpose other than setting up of a Residential or Commercial project or Mix of Both by the PURCHASER.

- III. The PURCHASER shall not make any excavation in the land nor remove any earth/ subsoil therefrom in contravention of provisions of any Act and Rule of the land use and management and if made with the prior permission of the Competent Authority, regard shall be had so that the surrounding plots and common areas possessed by the VENDOR are not disturbed in any way.
- IV. The PURCHASER shall not alter the location of sewer / water connection lines if any except prior approval of the VENDOR, which shall not normally be allowed for the sake of greater interest of the project area.
- V. The VENDOR shall remain indemnified against any claims / dues payable by the PURCHASER to any local authority in future.

*gauri*

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*[Signature]*



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ADDITIONAL REGISTRAR  
OF ASSURANCES - IV, KOLLATA  
- 9 MAY 2024



- VI. The PURCHASER shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the said land.
- VII. The PURCHASER shall allow any person authorized by the VENDOR or Local Body to inspect, maintain and construct/reconstruct the sewer lines and water meter, storm-water drains and other utility services (if any) or to do any other work in connection therewith within the said land without any obstruction or hindrance by the PURCHASER.
- VIII. The PURCHASER shall pay and discharge all future rates, taxes, other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said land and structure(s) to be erected thereon which as and when determined by any Competent Authority to be payable by the PURCHASER thereof to such authority under the provision of law for the time being in force.
- IX. The PURCHASER shall keep the VENDOR indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of erection of structure(s) and also against all payments

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ADDITIONAL REGISTRAR  
OF ASSURANCES IN KOSOVA  
- 9 MAY 2020

whatsoever which during the progress of the work, may become payable or be demanded by any local authority or authority in respect of the same works or of anything done under the authority herein contained.

- X. The PURCHASER is liable to compensate for any damage caused by him/her to the infrastructure provided by the VENDOR (if any).
- XI. The PURCHASER shall undertake construction of the building(s) in accordance with the sanctioned building plan and applicable building rules within 12 months, which may be extended up to 24 months with the prior approval of the VENDOR, from the date of taking over possession and complete construction and commission fully the project proposed to be set up within a period of 60 months from the date of taking over possession and prosecution as per Indian Contract Act, 1872 will be initiated on violation provided however that the VENDOR or Local Body may at its discretion on an application received from the PURCHASER upon payment of such fees or penalty by whatever named called as may be fixed by the VENDOR or Local Body from time to time, grant extension of time to commence and/or complete and commission the project for such period as the VENDOR or Local Body may determine.
- XII. The PURCHASER further covenants with the VENDOR as follows:-

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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 9 MAY 2024

- a) The PURCHASER will pay and discharge all existing and future municipal rates taxes assessments impositions and outgoings whatsoever which now are or any time hereafter shall be imposed or charged upon the transfer of the said land and which may be payable by the owner or occupier thereof whether in respect of the transfer, the plots comprised in the said land or the building(s) to be erected thereon or otherwise.
- b) The PURCHASER will comply with and follow all applicable laws, rules and regulations for construction and the use enjoyment and possession of the said land and the project to be set up thereon including but not limited to the Land Use Development and Control Plan (LUDCP) / Development Control Regulations framed for that area.
- c) The PURCHASER will comply with, at all times, all applicable laws, rules and regulations concerning the said land, the project or its operations and business.
- d) The PURCHASER will obtain at the cost of the PURCHASER all permissions and licenses which may be necessary to run the project for which the said land has been offered and to observe and perform all laws, rules and

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ADDITIONAL REGISTRAR  
OF ASSURANCES IV, KOLKATA  
- 9 MAY 2024

regulations which may be required to be observed and performed by in this regard, at their own costs and responsibility.

- e) The PURCHASER will keep the said land clean and free from all sorts of nuisance and not allow accumulation of water which is or can be a health risk or unhygienic, on it at any time.
- f) The PURCHASER will keep all structures to be erected on the land plot in good and tenantable repairs and condition and to maintain the same in good repair and condition.
- g) The PURCHASER will take necessary precautions towards fire safety and to carry out regular maintenance and replacement of electrical wirings installations and appliances.
- h) The PURCHASER will allow the VENDOR or Local Body, its agents and servants with 24 hours previous notice in writing to enter into and upon the said land and view the state and condition thereof and to give or leave notice of any defect in such condition which the PURCHASER shall be liable to make good within 15 days after such notice has been given or left.

*G. S. S. S.*

*[Signature]*



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 9 MAY 2024



- i) The PURCHASER will execute to the satisfaction of the VENDOR or Local Body all such works and observe and perform all such rules and conditions which shall appear to the VENDOR or to the sanitary authorities of the State to be necessary or desirable in order to keep the said land in good sanitary order and condition.
- j) The PURCHASER will preserve and to keep intact the boundaries of the said land and to keep them well demarcated with boundary walls, pillars or fencing according to the requisition from time to time as may be made by the VENDOR and to point them out when required by the VENDOR to any officer duly authorized by the VENDOR in writing to inspect them. Should any boundary mark be missing, the PURCHASER shall report the fact to the VENDOR. The PURCHASER shall maintain such boundary walls, pillars or fencing in good and proper condition.
- k) The PURCHASER will take steps to ensure that no other person may encroach into or upon any portion of the said land:
- l) The PURCHASER will allow any person authorized by the VENDOR or Local Body to inspect, repair and clean sewer lines and manholes or to do any other works in connection therewith, within the said land and

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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 9 MAY 2024

without any obstruction or hindrance by the PURCHASER or by any of its employees/ agents/ tenants.

- m) The PURCHASER will make all arrangements for security, firefighting and fire safety and all necessary civic facilities and amenities as may be required for preservation and protection of the said land at its own cost and to the satisfaction of the VENDOR.
- n) The PURCHASER shall not use or allow the said land or any part thereof or any construction thereon to be used for any purposes other than the purposes for which the same has been offered to the PURCHASER as mentioned in the letter of allotment.
- o) The PURCHASER shall not amalgamate the said land or any part thereof with any other plot or plots of land without the prior written permission of the VENDOR.
- p) The PURCHASER shall not encroach or allow or suffer any encroachment to be made upon the adjoining roads or any portions of lands surrounding the said land or upon any other adjoining land whatsoever and in the event of the PURCHASER committing a breach of any of the terms contained in this clause, the PURCHASER shall in addition to all

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other rights available to the VENDOR for breach of this condition, be liable to pay to the VENDOR damages at such rate and for such period as the VENDOR may in its absolute discretion think fit and proper PROVIDED ALWAYS that in the event of a breach of the covenants contained in this clause on the part of the PURCHASER to be observed by the PURCHASER shall, in addition, hold the VENDOR harmless and indemnified against any loss, damage, claims or actions whatsoever that the VENDOR may be put to or the VENDOR may in anywise incur in anyway relating thereto or arising therefrom.

- q) The PURCHASER shall not at any time hereafter, to open or work or dig any quarries for clay, gravel or sand, in upon or under the said land and the PURCHASER agrees that the VENDOR reserves the right to all minerals in the said land together with such rights of way and any other reasonable facilities as may be required for mining, gathering and carrying away such minerals PROVIDED THAT the PURCHASER shall be at liberty to dig pits and make other excavations for the purpose of foundations for constructions of permanent buildings/structures thereat.

*Gloria*

*[Signature]*



THE REGISTRAR  
ADMIRALTY  
- 9 MAY 2024

- r) The PURCHASER shall not claim any damage or compensation for delay in providing any infrastructural facility such as sewerage connection, water supply, electricity connection for the said land or for any other similar cause.
- s) The PURCHASER shall not do or cause to be done in or upon the said land or any part thereof or in the building(s) that may be erected thereon, any act or thing which shall or may be or become a nuisance, damage, annoyance, inconvenience or danger to the said land or to the owners or occupiers of any adjoining or neighboring land or premises.
- t) That any relaxation and indulgence granted by the VENDOR to the PURCHASER shall not in any way prejudice the rights of the VENDOR.
- u) That the failure of the VENDOR to enforce in any one or more instances, performance of any of the terms covenants and conditions of the allotment shall not be construed as a waiver or relinquishment of any right or claim granted or arising hereunder or of the future performance of any such term, condition and covenant and such failure shall not in any way affect the validity of this allotment or the VENDOR'S rights and PURCHASER's obligations. The PURCHASER agrees that a waiver of any

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term or provision hereof may only be made by a written instrument of modification of allotment executed by both VENDOR and PURCHASER.

- v) That any statutory powers as may have been or will be conferred upon the VENDOR shall automatically apply to the said plot and provisions in that respect shall be deemed to have been incorporated in the offer by way of reference and the PURCHASER is deemed to have constructive notice thereof.

B. The VENDOR hereby covenants with the PURCHASER as follows: -

1. The VENDOR has good and marketable title in the said land described in the Schedule hereunder written free from all encumbrances and the VENDOR has all right to transfer the said land to the PURCHASER by executing this indenture.
2. The PURCHASER observing, performing, fulfilling and discharging all the responsibilities covenanted herein shall hold and enjoy the said land forever without any interruption by the VENDOR or any of its agents or representatives whosoever.

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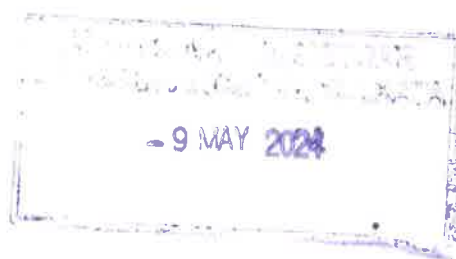
3. The PURCHASER shall be provided with facilities like sewer connections, water supply, roads and other amenities if available near to the land the cost of which shall be borne by the PURCHASER.
  4. The VENDOR further covenants with the PURCHASER to save harmless indemnify and keep indemnified the PURCHASER from or against all encumbrances, losses, claims charges and equities whatsoever arising or accruing before execution of these presents.
- C) The VENDOR and the PURCHASER both hereby agree and assure to keep each other indemnified against any or all claims or damages which may be caused by one party and suffered by the other due to violation of terms and conditions mentioned herein.
- D) If the PURCHASER fails to comply with the time frame of setting a project building as described in the above-mentioned clause, prosecution for damage cost will be initiated against the purchaser.
- E) If at any point of time it is detected that such conditions as mentioned above in the Indenture of Sale have been violated by the Purchaser, WBHIDCO, the Vendor, shall have the right to take necessary legal actions in order to take back possession of the allotted plot of land along with structures thereon, if any, on 'as is where is basis', however, after serving 30 days' prior notice to the Purchaser.

*Ghosh*

*[Signature]*



✓



**SCHEDULE**

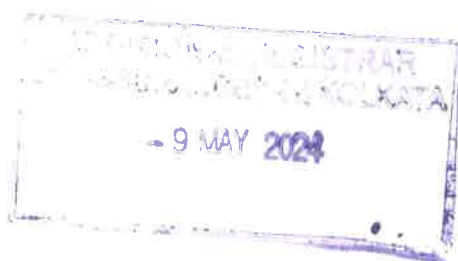
**ALL THAT** piece and parcel of land measuring 10.50 acres (42492 Sq. Mtr.) be same or little more or less being R.S./L.R. Plot No.651(Part) in Mouza Nonadanga, J.L. No.10, Kolkata-700107, Police Station: Anandapur (formerly Tiljala), District South 24 Pgs. Premises No./ Holding No.826, Chowbhagha under Kolkata Municipal Corporation (KMC) Ward No.108 and Assessee No. 311080310436.

Butted and bounded as follows:

**ON THE NORTH** : Road  
**ON THE SOUTH** : Vacant land  
**ON THE WEST** : Road  
**ON THE EAST** : Vacant land

*Alouha*

*K*



CIN: U70101WB1999SGC089276

IN WITNESS WHEREOF the parties to these presents have hereunto set and subscribed their respective hands the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED BY**

**FOR AND ON BEHALF OF THE WEST BENGAL HOUSING  
INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. (VENDOR)**

*Subhash Chandra*

**General Manager (Commercial)  
W.B. HIDCO LIMITED**

In presence of the Witnesses:

**Permanent Account Number  
AAACW4115F**

1. *[Signature]*  
(AMIT KUMAR DAS)  
Special Officer (Commercial)  
WBHIDCO Ltd.
2. *[Signature]*  
Special Officer (Marketing)  
(K. K. S. DAS)  
WBHIDCO LTD.

**FOR AND ON BEHALF OF M/S. AMBUJA REALTY DEVELOPMENT  
LIMITED (PURCHASER)**

In presence of the Witnesses:

1. *[Signature]*  
Ecospace Research Pvt. Ltd.
2. *[Signature]*  
Saptanabi Roy  
Adv.  
High Court at Calcutta

**AMBUJA REALTY DEVELOPMENT LIMITED**

*[Signature]*  
Pranod Ranjan Das  
Director

Drafted by WBHIDCO Ltd. and modified and vetted by the competent authority.

Patented Account Number  
AAACW4115F



ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
- 9 MAY 2024





**RECEIPT**

**RECEIVED** on the day month and year first above written of and from the withinnamed Purchaser the withinmentioned sum of **Rs.312,48,90,765/- (Rupees Three Hundred Twelve Crore Forty-Eight Lakh Ninety Thousand Seven Hundred Sixty-Five)** paid in terms of these presents as consideration in full of this conveyance.



**General Manager (Commercial)  
W.B. HIDCO LIMITED**

**WITNESSES :**

- 1)  (AMIT KUMAR DAS)
- 2) 

*[Handwritten signature]*



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 9 MAY 2024

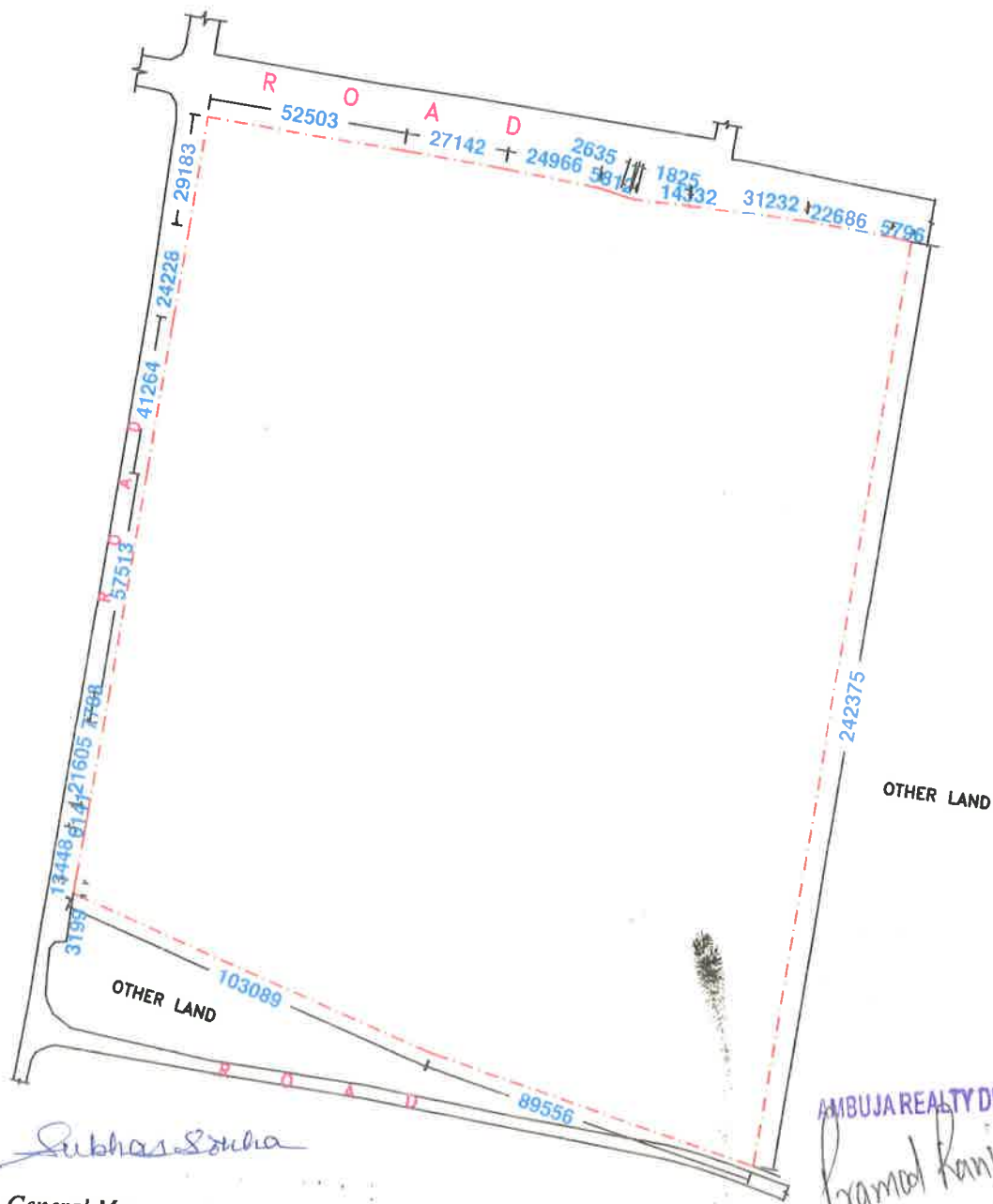
SITE PLAN OF R.S. PLOT NO. - 65I(P)

HOLDING/PREMISES NO. 826, CHOWBHAGA

MOUZA - NONADANGA, J.L. NO.-10

SCALE - 1:300

Area = 42491.60 Sq.M. (10.50 Ac.)



General Manager (Commercial)  
W.B. HIDCO LIMITED

AMBUJA REALTY DEVELOPMENT LIMITED

Pranab Ranjan Das  
Director



Hidco Bhaban, 35-1111(MAR), New Town, Kolkata-700156
























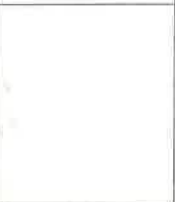





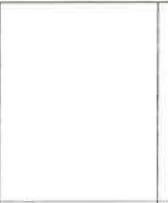


ALL DIMENSIONS ARE IN MM.



✓

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 9 MAY 2024

# SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser/presentants										
General Manager (Commercial) W.B. HIDCO LIMITED	 	Left Hand									
			<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>				
		Right Hand									
			<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>				
		Left Hand									
			<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>				
		Right Hand									
			<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>				
		Left Hand									
			<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>				
Right Hand											
	<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>						

Portrait of Ranjan Davey



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 9 MAY 2024

### Major Information of the Deed

Deed No :	I-1904-06562/2024	Date of Registration	09/05/2024
Query No / Year	1904-2000920502/2024	Office where deed is registered	
Query Date	12/04/2024 8:31:50 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Saptarshi Roy Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038906136, Status :Advocate		
Transaction	Additional Transaction		
[0106] Sale, Sale by any Central/State Govt undertaking/authority/SPV	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 312,48,90,765/-	Rs. 312,48,90,765/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 15,62,44,659/- (Article:23)	Rs. 3,12,49,006/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chowbhaga, Road Zone : (Premises No.823,824,825and826 -- Premises No.823,824,825and826) , Mouza: Nonadanga, Premises No: 826, , Ward No: 108 JI No: 10, Pln Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-651 (RS :-)		Commercial	10.5 Acre	312,48,90,765 /-	312,48,90,765/-	Property is on Road Adjacent to Metal Road,
Grand Total :				1050Dec	31248,90,765 /-	31248,90,765 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>West Bengal Housing Infrastructure Development Corporation Ltd.</b> Premises No. 35-1111, Biswa Bangla Sarani, 3rd Rotary, New Town, City:- Not Specified, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Date of Incorporation:XX-XX-1XX9 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative








**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Ambuja Realty Development Limited</b> Ecospace Business Park, Block-4B, Ground Floor, Premises No. IIF/11, Action Area-III, New Town, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700160 Date of Incorporation:XX-XX-2XX5 , PAN No.:: aaxxxxxx3g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Mr Subhas Sinha</b> Son of Mr Santosh Kumar Sinha Premises No. 35-1111, Biswa Bangla Sarani, 3rd Rotary, New Town, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: akxxxxxx6g, Aadhaar No: 39xxxxxxxx3604 Status : Representative, Representative of : West Bengal Housing Infrastructure Development Corporation Ltd. (as General Manager)			
2	<b>Name</b> <b>Mr Pramod Ranjan Dwivedi (Presentant)</b> Son of Mr Bal Mukund Dwivedi Date of Execution - 02/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	<b>Photo</b>  May 9 2024 12:29PM	<b>Finger Print</b>  Captured LTI 09/05/2024	<b>Signature</b>  09/05/2024
Ecospace Business Park, Block-4B, Ground Floor, Premises No. IIF/11, Action Area III, New Town, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700160, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: afxxxxxx2q, Aadhaar No: 33xxxxxxxx0531 Status : Representative, Representative of : Ambuja Realty Development Limited (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Saptarshi Roy</b> Son of Mr S K Roy 12 Old Post Office Street, Old Post Office Street, City:- Kolkata, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	09/05/2024	09/05/2024	09/05/2024

Identifier Of Mr Subhas Sinha, Mr Pramod Ranjan Dwivedi

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	West Bengal Housing Infrastructure Development Corporation Ltd.	Ambuja Realty Development Limited-1050 Dec







**Endorsement For Deed Number : I - 190406562 / 2024**

**On 09-05-2024**

**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.

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

Presented for registration at 11:30 hrs on 09-05-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Pramod Ranjan Dwivedi ,.

**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 312,48,90,765/-

**Admission Execution (for exempted person)**

Execution by Mr Subhas Sinha , General Manager, West Bengal Housing Infrastructure Development Corporation Ltd., Premises No. 35-1111, Biswa Bangla Sarani, 3rd Rotary, New Town, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

who is exempted FROM his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal AND signature.

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 09-05-2024 by Mr Pramod Ranjan Dwivedi, Director, Ambuja Realty Development Limited, Ecospace Business Park, Block-4B, Ground Floor, Premises No. IIF/11, Action Area-III, New Town, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700160

Indetified by Mr Saptarshi Roy, , Son of Mr S K Roy, 12 Old Post Office Street, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,12,49,006.00/- ( A(1) = Rs 3,12,48,908.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 3,12,48,922/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/05/2024 7:18PM with Govt. Ref. No: 192024250038398292 on 06-05-2024, Amount Rs: 3,12,48,922/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 2020356189 on 06-05-2024, Head of Account 0030-03-104-001-16

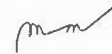
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 15,62,44,559/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 15,62,44,559/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 16903, Amount: Rs.100.00/-, Date of Purchase: 19/04/2024, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/05/2024 7:18PM with Govt. Ref. No: 192024250038398292 on 06-05-2024, Amount Rs: 15,62,44,559/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 2020356189 on 06-05-2024, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**





**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1904-2024, Page from 326404 to 326439  
being No 190406562 for the year 2024.**



*mm*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2024.05.09 13:11:23 +05:30  
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 09/05/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.**