

A.P.S.R. BINAGAR P 2-4453-4472

1359/2008

BABU



पश्चिम बंगाल WEST BENGAL

97AB 998602

5036/20
20.10.20



24
24
1500
1541

2010/05
(1541)

153243

No. Sold to **A. CHATTERJEE** Advocate
Address **HIGH COURT, CALCUTTA**
Rs.
Date

SIPRA DEY

Licence No.

Code 1070

N S Road, Kolkata-700 001

01 OCT 2024

G (I) (II) Rs.
G (a) Rs.
G (b) Rs.
Xerox Rs.
Stamp Rs.
C/P Rs.
T. P. Rs.

154.00

10.00

10.80

174.80

Total Rs.

Cope: Prepared in the Seal and
Delivered to the applicant as per

Order No. dt.

5936/20m

28/10
20m



Addl District Sub-Registrar
Bidhanagar, (Salt Lake City)
28/10/24

01015

1 0135Y



2588571 01AA 890556

[Signature]
 Additional District Sub-Registrar
 Bidhanagar (Salt Lake)

1 - FFB 2008

THIS INDENTURE OF sale made on this 1st day
 of February 2008, BETWEEN WEST BENGAL HOUSING
INFRASTRUCTURE DEVELOPMENT CORPORATION LTD., a
 Govt. Company incorporated under the Companies
 Act, 1956 (Act 1 of 1956) and the Planning Authority,
 as appointed by the State Government vide order No. 1490 -

Contd...2

[Signature]

[Signature]



13074
 Rana Sinha
 17/20/11/11, Belaghat Main Rd
 Kolar, 700010
 Calcutta Collectorate,
 Treasury
 No. 112

10,000/-
 100000/-
 3,000/-
 12,000/-

Rana Sinha

Rana Sinha



Gudranit Lalai

Advocate

7th Floor, Santosh, 1st Dalai

Ob. K. G. Sarani

Kolar-30

Additional District Magistrate
 Kolar (Salt Lake)

1 FEB 2008





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 348325

:: 2 ::

HI/HGN/NTP/1M-1/98 dated 14th September, 1999, in respect of the planning area declared as such under Notification No. 1423/HI/HGN/NTP/1M-1/98 dated 27th August, 1999, hereinafter referred to as the WBHIDCO Ltd. having its registered office at Salt Lake Stadium Complex, Gate No. 3, Sector-III, Salt Lake, Kolkata- 700 091, represented by the Managing Director of the said State Govt. undertaking hereinafter referred to as the **VENDOR** (which expression shall include the successor-in-interest and assigns) of the **ONE PART.**

number-3

[Handwritten signature and stamp]



13071
 Renu Sinha
 17/20/11/11/1 Delagata Main Rd
 Kolkata: 700010
 District Collector
 Treasury
 No. 11.12.2007

12	10,000/-
1000x12	3,000/-
	<u>13,000/-</u>



18/02/2008
 Sub-Registrar
 Kalyanpur (N) Sub Div

1 FEB 2008





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 348326

:: 3 ::

AND

SMT. RANU SINHA, wife of Sri Rathindra Nath Sinha, address
17/2A/H/11/1, Belegkata Main Road, P.S. - Belegkata,
Kolkata - 700 010, hereinafter referred to as the **PURCHASER**
(which expression shall where the context so admits include
his/her heirs, executors, administrators, representatives,
assigns) of the **OTHER PART**

Contd...4

[Handwritten signature]



13076
 17/2/81/11. Belagata Main: 84
 Kollata: 3000.10
 Jyotsna Chatterjee,
 Treasurer
 Date: 11.12.2007.

[Signature]

12	10,000/-
1000x30	3,000/-
	<u>13,000/-</u>



Admission Controller, Sri. Jagdish
 Adhennagar (Pali Lake)

1 FEB 2008







पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 348327

:: 4 ::

WHEREAS although the Vendor Corporation has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New town, Kolkata) and the State Government in the Housing Department on behalf of the Vendor has acquired lands in the Districts of North 24 - Parganas and South 24 - Parganas and has transferred such

Contd...5

Handwritten signature

Handwritten initials



13176
 13/2A/11/11/1. Kelagata Main
 Rd. Kelagata: 10

Suburban Collection

11-12-2008

11	10,000/-
1000000	3,000/-
	13,000/-



Admission: 1st-1st class - 1000/-
 2nd-2nd class - 500/-

1 FEB 2008



lands to the **VENDOR** conferring on the **VENDOR** the entire responsibilities of developing the infrastructure services therein and also the Power to transfer lands by way of sale to the individual persons, Cooperative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutional and cultural purposes etc.

AND WHEREAS the **PURCHASER** applied to the **VENDOR** for purchase of a piece and parcel of land in the New town, Kolkata so as to enable the **PURCHASER** to erect a building thereon for residential purposes after complying with all formalities for allotment of such land by the **VENDOR**.

NOW THIS INDENTURE WITNESSETH that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the **PURCHASER** and in consideration of a sum of **Rs. 2,58,654/-** (**Rupees Two Lakhs Fifty Eight Thousand Six Hundred Fifty Four**) only less discount @7% of the land price for down payment, 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

Contd...6



consideration of the fact that the **PURCHASER** has taken inspection of such land and has satisfied himself/herself as to the conditions and description of such land and also as to the amenities and facilities appertaining to such land as to the nature, scope and extent of benefit or interest provided by the **VENDOR**, the **VENDOR** doth hereby sell, grant, convey and transfer unto the **PURCHASER** such land more fully described and mentioned in the schedule hereunder written (hereinafter referred as the said demised land) **TO HAVE AND TO HOLD** the demised land hereby granted, transferred and conveyed expressed or otherwise assured or intended to the use of the said **PURCHASER** absolutely and for ever.

The **PURCHASER** hereby covenants with the **VENDOR** as follows :-

- I. The **PURCHASER** shall preserve the boundary pillars provided in the demised land.
- II. The **PURCHASER** shall use the said demised land exclusively for the purpose of constructing building at the cost of the **PURCHASER** in conformity with the Building Rules and Regulations as applicable in New Town, Kolkata and other rules and Regulations as prescribed or framed from time to time for the New Town, Kolkata, and according to plans, specifications, elevations, designs and sections

Contd...7



sanctioned by the **VENDOR** and with such condition as the **VENDOR** may decide and not to use the said demised land for any purpose other than residential one.

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 except prior approval of the **VENDOR**, which shall not normally be allowed for the sake of greater interest of the project area.

V. The **PURCHASER** shall be liable to make all payments towards taxes, fees, rates, any other imposition etc. that may be levied by any local authority (in future) with effect from date of present conveyance.

Contd...8

[Handwritten signature]

As



- VI. The **VENDOR** shall remain indemnified against any such claims/ dues payable by the **PURCHASER** to any local authority in future.
- VII. 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 demised premises.
- VIII. The **PURCHASER** shall allow any person authorised by the **VENDOR** to inspect maintain and construct/ reconstruct the sewer lines and water meter, storm water drains and other utility services or to do any other work in connection therewith within the plot without any obstruction or hindrance by the **PURCHASER**.
- IX. The **PURCHASER** shall pay and discharge all existing and future rates, taxes, other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure 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.

Contd...9





- X. The **PURCHASER** shall pay and continue to pay service charges to the **VENDOR** for providing the services as covenanted herein within the New Town. The **VENDOR** will assess and decide the periodical service charge to be paid by the **PURCHASER** from time to time.
- XI. 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 the execution of the aforesaid works and also against all payments 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.
- XII. The **PURCHASER** is liable to compensate for any damage caused by him/ her to the infrastructure provided by the **VENDOR**.

The **VENDOR** hereby covenants with the **PURCHASER** as follows :

1. The **PURCHASER** observing, performing, fulfilling and discharging all the responsibilities covenanted herein shall hold and enjoy the said demised land forever without any interruption by the **VENDOR** or any of its agents or representatives whatsoever.

Contd...10



2. The **PURCHASER** shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to other similar **PURCHASER** in respect of similar other plots of lands of Newtown, Kolkata, Facilities of services such as roads, sewer drainlines and waterlines will be made available at the peripheral roads (where such lines have been taken as per planning abounding the demised premises) from which connection will be taken by the **PURCHASER** at her own cost

SCHEDULE

ALL THAT piece and parcel of land measuring about 150.50 Sq. Metre be same or little more or less being Premises No. 08-338 in Street No. 338 (12 M. Wide) (Erstwhile Plot No. 21 in Block No. DF/MIG- I category) situated in the New Town, Police Station- Rajarhat, District- North 24 Parganas presently in the Panchayat area.

Butted and bounded as follows :

butted
ON THE NORTH : Premises No. ~~57-316~~, Premises No. 59-316 & Premises No. 10-338;

ON THE SOUTH : Premises No. 06-338 & Street No. 338 (12 M. Wide)

ON THE WEST : Premises No. 59-316, Premises No. 57-316 & Premises No. 06-338;

ON THE EAST : Premises No. 10-338 & Street No. 338 (12 M. Wide)

Contd...11



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




A. K. DUTTA ROY
ADDL. GENL. MANAGER (MKTG)
W.B. HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.

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

In presence of the Witnesses

1. *Syamamanda Samjee*

Asstt. Admn. Officer
W. B. HIDCO.

2. *Dypan Kumar Ghosh*

Asstt. Admn. Officer
W. B. HIDCO.

✓ *Ranu Sinha*

SIGNED BY THE ABOVE NAMED PURCHASER

In presence of the Witnesses

1. *Asit K. Sanyal*

V.H. Radhepur

P.O. - S. Badolpur

Dist - F. Midnapore

Pin - 721423

2. *Rathindranath Sinha*

17/2A/H/1/1, Bidhulata Main Road

Kolkata - 700 012

Drafted by : WBHIDCO Ltd. and approved by Ld. L.R. W.B. dated 09.03.2004.





SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

 <i>Rana Simha</i> <i>Rana Simha</i>	LH.	MASKED				
	RH.					

ATTESTED :- *Rana Simha*

 PHOTO	LH.					
	RH.					

ATTESTED :-

 PHOTO	LH.					
	RH.					

ATTESTED :-



SITE PLAN OF PREMISES NO.08-338 (DF-2I)
OF NEW TOWN, KOLKATA.

SCALE - 1:600

Area = 150.50 Sq.M.



ALL DIMENSIONS ARE IN MM.

Sentia
General Manager (T & CP)

BOO
Salt Lake Station Complex, Gate No. 1, Sector II, Salt Lake, Cal-91.

A. K. DUTTA
JMDL GENL. MANAGER (CP)
W.B. HOUSING INFRASTRUCTURE
DEV. CORP. LTD.



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas

Signature / LTI Sheet of Serial No 01015 / 2008 Document Number (I -01359,2008)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Ranu Sinha	Ranu Sinha 1/2/2008

II . Signature of the person(s) admitting the Execution

S/ No	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ranu Sinha PS - Belegnata 17/2a/hy/11/1, Belegnata Main Rd Kolkata	Self			Ranu Sinha
Name of Identifier of above Person(s)			Signature of Identifier with Date		
Indranil Datta PS - 106, K G Sarani Kol			Indranil Datta 1/2/08		

[Handwritten signature]

(Nurul Amin Khan)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR



Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number : 1-01359 of :2008
(Serial No. 01015, 2008)

On 01/02/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1902 duly stamped under schedule 1A, Article number of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs -10/-

Payment of Fees:

Fee Paid in rupees under article A(1) = 2838/- on 01/02/2008

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

Presented for registration at 13.35 on 01/02/2008, at the Office of the A. D. S. R. BIDHAN NAGAR by Ranu Sinha, Claimant

Admission of Execution(Under Section 58)

Execution is admitted on 01/02/2008 by
1. Ranu Sinha, wife of Rathindra Nath Sinha, 17/2a/b/11/1, Belegnata Main Rd, Thana Belegnata, Pin 700010, By caste Hindu, by Profession ---
Identified By Indranil Datta, son of S. K. Datta, 105, K G Sarani Koi 700038 Thana , by caste Hindu, By Profession Advocate

Admission Execution(for exempted person)

* Execution by A. K. Datta Roy, who is exempted from his personal appearance in this office under section 58 of Registration Act XVI of 1908, is proved by his seal and signature

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal

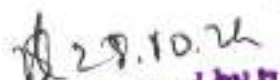


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 4453 to 4472
being No 01359 for the year 2008.




(Nurul Amin Khan) 05-February-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal


Checked by r

Certified to be a True Copy


Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
22/10/24

Digitally signed by BANSHI BADAN SAHA
Date: 2020.11.23 16:31:13 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.