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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 76911

Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

Additional District Sub-Registrar
Kolkata New Town, North 24 Parganas
20 FEB 2014

DEED OF CONVEYANCE (INDIVIDUAL)

THIS INDENTURE OF SALE made on this 3rd day of December 2013 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-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

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[Signature]

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27th August, 1999, hereinafter referred to as the "**WBHIDCO LTD.**", having its registered Office at HIDCO BHABAN, 35-1111, M.A.R., 3rd Rotary, New Town, Kolkata - 700156, **represented by the Managing Director or Joint Managing Director / General Manager (Administration)/ Additional General Manager (Administration)/ General Manager (Marketing) / Additional General Manager (Marketing)** 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 the successor-in-interest and assigns) of the **ONE PART**

A N D

SRI ANJAN CHOWDHURY son of Sri Satyabrata Chowdhury and **SMT. SUJATA CHOWDHURY** wife of Sri Anjan Chowdhury, residing at HB - 46, Sector - III, Salt Lake City, Kolkata - 700106, hereinafter referred to as the "**PURCHASERS**" (which expression shall where the context so admits include their heirs, executors, administrators, representatives, assignees) of the **OTHER PART**.

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 **Collector, North 24 - Parganas and Collector, South 24 - Parganas**, on the requisition of Government in the Housing Department by and under a good number of land acquisition cases had acquired large chunk of land, and the same has been duly vested in the Government absolutely free from all encumbrances under ^{Section 16 of} the Land Acquisition Act, 1894.

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AND WHEREAS, the said Collectors thereafter duly transferred right, title and interest in the said lands and also made over vacant possession over the said land to the VENDOR free from all encumbrances upon payment of the price for compensation money for such lands.

AND WHEREAS, upon such transfer of lands and possession thereof being handed over to the VENDOR, 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.

AND WHEREAS, the VENDOR, in consonance with the main object and intent as spelt out in the Company's Memorandum of Association, has already developed, built and provided necessary infrastructures on the said lands for making it suitable for setting up the proposed township.

AND WHEREAS, after having developed the said lands and building infrastructure thereon the VENDOR has demarcated afresh the said acquired lands in several plots under different categories and have made the same ready for allotment and sale to the prospective buyers.

AND WHEREAS, the **PURCHASERS** applied to the VENDOR for purchase of a piece and parcel of land being acquired portion thereof 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

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AND WHEREAS, the said Collectors thereafter duly transferred right, title and interest in the said lands and also made over vacant possession over the said land to the VENDOR free from all encumbrances upon payment of the price for compensation money for such lands.

AND WHEREAS, upon such transfer of lands and possession thereof being handed over to the VENDOR, 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.

AND WHEREAS, the VENDOR, in consonance with the main object and intent as spelt out in the Company's Memorandum of Association, has already developed, built and provided necessary infrastructures on the said lands for making it suitable for setting up the proposed township.

AND WHEREAS, after having developed the said lands and building infrastructure thereon the VENDOR has demarcated afresh the said acquired lands in several plots under different categories and have made the same ready for allotment and sale to the prospective buyers.

AND WHEREAS, the **PURCHASERS** applied to the VENDOR for purchase of a piece and parcel of land being acquired portion thereof 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

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mentioned in the Schedule hereunder written is required by the **PURCHASERS** and in consideration of a sum of **Rs. 2,69,004/=** (**Rupees two lakh sixty nine thousand and four**) only paid by the **PURCHASERS**, the receipt whereof the **VENDOR** doth hereby admit and acknowledge and in consideration of the **PURCHASERS** agreeing to observe and perform the terms and conditions mentioned hereinafter and in consideration of the fact that the **PURCHASERS** have taken inspection of such land and have satisfied **themselves** 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 **PURCHASERS** such land more fully described and mentioned in the Schedule hereunder written (hereinafter referred to 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 **PURCHASERS** absolutely and forever.

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

- I. The **PURCHASERS** shall preserve the boundary pillars provided in the demised land.
- II. The **PURCHASERS** shall use the said demised land exclusively for the purpose of constructing building at the cost of the **PURCHASERS** in conformity with the Building Rules & Regulations as applicable in New Town, Kolkata and other Rules and Regulations as prescribed or as might be framed out from time to time for the New Town, Kolkata and more specifically according to plans, specifications, elevations, designs and sections sanctioned by the **VENDOR** and with such conditions as the **VENDOR** may decide and not to use the said demised land for any purpose other than residential one.

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- III. The **PURCHASERS** shall not make any excavation in the land nor remove any earth / subsoil there from 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 **PURCHASERS** 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 **VENDOR** shall remain indemnified against any claims/dues payable by the **PURCHASERS** to any local authority in future.
- VI. The **PURCHASERS** 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.
- VII. The **PURCHASERS** shall allow any person authorized by the **VENDOR** or Local Body to inspect, maintain and construct/re-construct 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 **PURCHASERS**.
- VIII. The **PURCHASERS** 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 **PURCHASERS** thereof to such authority under the provision of law for the time being in force.

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- IX. The **PURCHASERS** shall pay and continue to pay service charges to the **VENDOR** or Local Body for providing the services as covenanted herein within the New Town. The **VENDOR** or Local Body will assess and decide upon hearing the **PURCHASERS** the periodical service charges to be paid by the **PURCHASERS** from time to time.
- X. The **PURCHASERS** 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.
- XI. The **PURCHASERS** are liable to compensate for any damage caused by them to the infrastructure provided by the **VENDOR**.

The VENDOR hereby covenants with the PURCHASERS as follows:-

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

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3. The **PURCHASERS** shall be provided with all facilities in regard to sewer connection, water supply, roads and other amenities as may be available to similar Purchasers in respect of similar other plots of lands of New Town, Kolkata. Facilities of services such as roads, sewer, drain lines and water lines 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 **PURCHASERS** at their own cost.
4. The **VENDOR** further covenants with the **PURCHASERS** to save harmless indemnify and keep indemnified the **PURCHASERS** from or against all encumbrances, losses, claims, charges and equities whatsoever arising or accruing before execution of these presents.

SCHEDULE

ALL THAT piece and parcel of land measuring about **150.00 sq. Metres**, be the same or little more or less, being **Premises No. 19-0701** in Street No. 0701 [12 M Wide] (Erstwhile **Plot No. 2326** in Block No. **AA-IIC**), Category - MIG-I, situated in the New Town, **Police Station - New Town**, District North 24 - Parganas, presently in the Panchayat area falling within **Mouza - Raigachhi**, J.L. No. 12, under Rajarhat Bishnupur - I G.P.

Butted and bounded as follows:-

ON THE NORTH : Premises No. 20-0703,
ON THE SOUTH : Street No. 0701 (12 M Wide),
ON THE WEST : Premises No. 21-0701,
ON THE EAST : Premises No. 17-0701.

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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

3.12.13
General Manager (Marketing)
W.B. HIDCO LIMITED

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

(VENDOR)

In presence of the Witnesses :

- 1.
- 2.

Asstt. Admin. Officer
W.B. HIDCO LIMITED

Asstt. Admin. Officer
W.B. HIDCO LIMITED

SIGNED BY THE ABOVENAMED **PURCHASERS.**

(PAN-ADBPC1064C)
(PAN-ADBPC1063F)

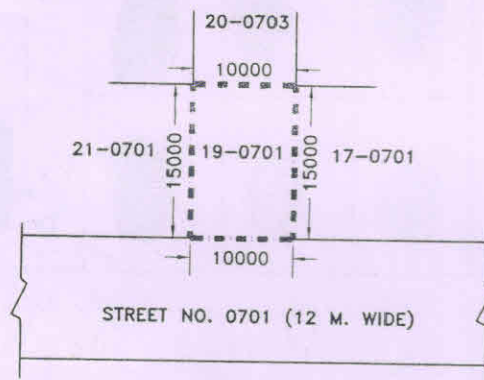
In the presence of the Witnesses:

1. IA-270 SECTOR-III SALT LAKE CI
KOLKATA - 700097. 9331017207

2. HB-46 1st FLOOR SECTOR-III SALT LAKE CITY
KOLKATA - 700106 9051576828

Drafted by WBHIDCO LTD. endorsed by Ld. L.R., W.B. and modified by the Competent Authority.

SITE PLAN OF PREMISES NO. 19-0701, PLOT NO.2326 IN AA-IIC
OF NEW TOWN, KOLKATA.
MOUZA - RAIGACHHI, J.L. NO.12, RAJARHAT-BISHNUPUR-I G.P.
UNDER NEW TOWN POLICE STATION
SCALE - 1:600
AREA = 150.00 Sq.M.



Sujati Chowdhury
Sujati Chowdhury

ALL DIMENSIONS ARE IN MM.












Bhattacharya
Chief Planner



A. Datta
3.12.13
General Manager (Marketing)

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

L.H. BOX- SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Prasanna</i>	LH					
	RH					

ATTESTED :-

Prasanna

 <i>Anja</i>	LH					
	RH					

ATTESTED :-

Sujata Chowdhury

	LH					
	RH					







ATTESTED :-

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 02038 / 2014, Deed No. (Book - I , 01863/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Anjan Chowdhury H B -46 Sector- I I I Salt Lake, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700106	 20/02/2014	 LTI 20/02/2014	 20/02/2014

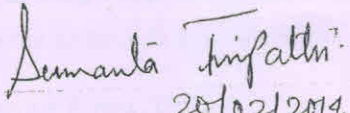
II . Signature of the person(s) admitting the Execution at Office.


Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anjan Chowdhury Address - H B -46 Sector- I I I Salt Lake, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700106	Self	 20/02/2014	 LTI 20/02/2014	
2	Sujata Chowdhury Address - H B -46 Sector- I I I Salt Lake, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700106	Self	 20/02/2014	 LTI 20/02/2014	

Name of Identifier of above Person(s)

S Tripathi
A D -293, Rabindra Pally , Krishnapur, Kolkata,
Thana:-Baguiati, District:-North 24-Parganas, WEST
BENGAL, India, Pin :-700101

Signature of Identifier with Da


20/02/2014


Additional District Sub-Registrar
Rajarhat New Town, North 24 Parganas

(Debasish Dhar)

Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT

20 FEB 2014



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

Endorsement For Deed Number : I - 01863 of 2014
(Serial No. 02038 of 2014 and Query No. 1523L000003792 of 2014)

On 20/02/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

Payment of Fees:

Amount by Draft

Rs. 2973/- is paid , by the draft number 310290, Draft Date 20/02/2014, Bank Name State Bank
India, Kestopur, received on 20/02/2014

(Under Article : A(1) = 2959/- ,E = 14/- on 20/02/2014)

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 be
assessed at Rs.-73,97,508/-Remission on the difference of Market Value and set Forth Value
applicable, SD and Fee calculated on 2,69,004/-

Certified that the required stamp duty of this document is Rs.- 13470 /- and the Stamp duty paid :
Impressive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 12970/- is paid , by the draft number 310291, Draft Date 20/02/2014, Ban
State Bank of India, Kestopur, received on 20/02/2014

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

Presented for registration at 12.32 hrs on :20/02/2014, at the Office of the A.D.S.R. RAJARHAT
Anjan Chowdhury , one of the Claimants.

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


Execution is admitted on 20/02/2014 by

1. Anjan Chowdhury, son of Satyabrata Chowdhury , H B -46 Sector- I I I Salt Lake, District:-Nc
24-Parganas, WEST BENGAL, India, Pin :-700106, By Caste Hindu, By Profession : Others
2. Sujata Chowdhury, wife of Anjan Chowdhury , H B -46 Sector- I I I Salt Lake, District:-Nc
24-Parganas, WEST BENGAL, India, Pin :-700106, By Caste Hindu, By Profession : Others

Identified By S Tripathi, son of K G Tripathi, A D -293, Rabindra Pally , Krishnapur, Kolke
Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700101, By Caste: Hin
By Profession: Advocate.

Admission Execution(for exempted person)

1. Execution by Debjani Datta


Additional District Sub-Registrar
New Town, North 24 Parganas

20 FEB 2014

(Debasish Datta
Additional District Sub-Regist




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

Endorsement For Deed Number : I - 01863 of 2014
(Serial No. 02038 of 2014 and Query No. 1523L000003792 of 2014)

who is exempted from his personal appearance in this office under section 88 of Registration Act X
1908, is proved by his seal and signature.

(Debasish Dhar)
Additional District Sub-Registrar


Additional District Sub-Registrar
Office, New Town, North 24 Parganas

02 FEB 2014

(Debasish I

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 9465 to 9479
being No 01863 for the year 2014.



(Debasish Dhar) 20-February-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal