08643/16

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

V/L-2173/16 X 182141

3-20

RHO-126079/16
MV-94973862/16

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

Additional Registrar of Assurances-I, Kolkata

2 JAN 2017

DEED OF CONVEYANCE

THIS INDENTURE made this 28th day of December Two Thousand and Sixteen **BETWEEN THE GOVERNOR OF WEST BENGAL** in his executive capacity for the Government of West Bengal in the **DEPARTMENT OF PUBLIC ENTERPRISES & INDUSTRIAL RECONSTRUCTION, GOVERNMENT OF WEST BENGAL** of 5 Council House Street, Post Office GPO, Police Station Hare

8977

DSP LAW ASSOCIATES
Advocates
4D Nicco House
1B & 2 Hare Street,
Kolkata - 700001

NAME.....
ADD.....
Rs. 0.5/-
- 5 SEP 2016
SUPANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, Old Post Office Street, Kol-1

- 5 SEP 2016

- 5 SEP 2016

THE AMBULANCE BOAT SERVICE CALCUTTA

Identified by me.
Sudeshna Chatterjee
S/o Sri Amalendu Chatterjee
20, Ballygunge Circular Road
Kolkata - 700019
Service

5 DEC 2016

Street, Kolkata -700001 represented by its Authorised Signatory Shri Himangshu Kumar De son of Late Santosh Kumar De of 5 Council House Street, Post Office GPO, Police Station Hare Street, Kolkata -700001 (having PAN ABCPD3709N) hereinafter referred to as "the **DEPARTMENT**" or the **VENDOR"** (which expressions unless excluded by or repugnant to the subject or to the context shall be deemed to mean and include its successors or successors-in-office and /or assigns) of the **FIRST PART.**

AND

WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LTD. (in short WBIDC) a Company incorporated under the Companies Act, 1956 having its Registered Office at 23 Camac Street, (now 23 Abanindranath Tagore Sarani) Post Office Park Street, Post Office Shakespear Sarani, Kolkata- 700017 (having PAN AAACW3043Q) represented by its Authorised Signatory Ashis Chakraborty son of Late Ajit Kumar Chakraborty of 23 Camac Street, (now 23 Abanindranath Tagore Sarani) Post Office Park Street, Post Office Shakespear Sarani, Kolkata- 700017 (having PAN ACMPC6083B) hereinafter referred to as "the **CONFIRMING PARTY**" (which expression unless excluded by or repugnant to the subject or to the context shall be deemed to mean and include their and each of their respective successors or successors-in- office and / or assigns) of the **SECOND PART**:

AND

MADGUL PARKS PRIVATE LIMITED a Company incorporated under the Companies Act, 1956 having its Registered Office at No. 20 Ballygunge Circular Road, Post Office Ballygunge, Police Station Ballygunge, Kolkata –700019 (having PAN AACCMO198C) represented by its Director Raj Kumar Rungta son of Late Tribeni Prasad Rungta of 20 Ballygunge Circular Road, Post Office Ballygunge, Police Station Ballygunge, Kolkata –700019, (having PAN ACRPR6661B) hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or to the context shall be deemed to mean and include its successors or successors-in- office and / or assigns) of the **THIRD PART**:

WHEREAS:-

(i) Bharat Electrical Industries Ltd, a company registered under the Companies Act 1956 (hereinafter referred to as BEIL) commenced manufacturing of GSL lamps

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& fans in 1948 and subsequently went into liquidation under winding up petition No. 353 of 1985.

(ii) By order passed on 11th December, 1989 the Government of West Bengal was declared highest bidder in respect of the assets of the BEIL and BEIL was taken over by the Vendor. By an Indenture of Conveyance dated 16th October, 1996 made between the Official Liquidator, High Court, Calcutta as Liquidator of Bharat Electrical Industries Limited as Vendor and the Government of West Bengal as Purchaser and registered with the Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 16 Pages 101 to 258 Being No. 5190 for the year 1996, the Vendor purchased inter alia All That 6.74 acres of landed property comprised in several Dags and Khatians in Mouza Muradpur, J.L. No 13, P.S. Behala mentioned therein including the property hereby conveyed.

(iii) The Vendor decided to sell certain immovable and movable assets of the company and this task of identifying the purchaser and transferring the said assets of the company to the intending purchaser was entrusted upon the Confirming Party herein.

(iv) The Purchaser herein submitted its bid against the tender invited by or on behalf of the Vendor, and upon acceptance of the same as being the highest, the Purchaser has already paid a sum of Rs.1.75 crore to the Vendor.

(v) The Vendor has thereafter taken a final decision to sell and transfer to the Purchaser the schedule property containing a land area of 0.93 acres (more or less) with 80 ft. approx, frontage from the north-west corner of the premises at 53 Raja Ram Mohan Roy Road, Behala (in place of a previously allotted land which it could not transfer for its internal reasons) free of encumbrances and liabilities for residential and/or commercial development and priced at Rs.3,25,50,000/- out of which a sum of Rs.1,75,00,000/- was already paid by the Purchaser to the Vendor as recited above.

vi) That the Vendor hereby confirms that it is seized and fully and sufficiently entitled to all that the property mentioned and detailed in the Schedule hereinafter written that has been identified and demarcated for being transferred to the Purchaser on as is where is basis free from all encumbrances, liens, attachments, acquisitions requisitions, of any nature whatsoever in favour of the Purchaser

Authorised

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exclusively for commercial and/or housing purposes. For implementation of the project, the Purchaser will be solely responsible to obtain necessary building sanctions, license, permits etc. under any act, rules, regulations etc. The Purchaser will have the right to construct boundary walls and demolish and / or renovate any of the existing structures at the schedule property.

vii) In the premises aforesaid, the Vendor herein is now transferring and conveying the schedule property in favour of the Purchaser herein absolutely and forever at a total consideration of Rs. 3,25,50,000/- (Rupees three crore twenty-five lacs fifty thousand) only.

1. **NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in consideration of the sum of Rs.3,25,50,000/- (Rupees Three crore twenty-five lacs fifty thousand) only by the Purchaser to the Confirming Party WBIDC on behalf of the Vendor paid at or before the execution hereof (the receipt whereof the Vendor and WBIDC does hereby as also by the Memo of Consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof The Vendor do hereby grant, convey, sale, transfer assure acquit release and forever discharge the Purchaser as also the schedule property hereby granted transferred and demised or expressed or intended so to be by way of absolute sale together with all structures, constructions, ways, paths, passages, easements, privileges, trees, appurtenances, whatsoever in any way appertaining to the same and/or being part thereof now are or any time heretofore usually held, used, occupied, or enjoyed and all estate right, title, interest, claim, and demand whatever at law or equity of the Vendor into or out of the said schedule property hereby granted, conveyed, sold, transferred, and assured or otherwise expressed and intended so to be) the Vendor does hereby grant, transfer, assign sale, convey absolutely and for all times to come **ALL THAT** the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing upon actual survey and measurement an aggregate area of 0.93 acres more or less of land abutting on Raja Rammohan Roy Road (formerly Biren Roy Road East) Behala, Kolkata and situate lying at and being a divided and demarcated portion of premises No. 53 Raja Ram Mohan Roy Road, Kolkata comprised in entire L.R. Dag Nos. 467, 468, 469, 470 and demarcated portion of L.R. Dag No. 488 recorded in L.R. Khatian No. 173 (formerly R.S. Dag Nos. 327, 328, 329, 330 and 341(portion) recorded in R.S. Khatian No. 309 (C.S. Khatian Nos. 309, 310 and 312) in Mouza

Achhanbaby

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Muradpur, JL No.13, Police Station Behala within the Kolkata Municipal Corporation in the Dist. 24 Parganas (South) together with all constructions and structures thereon all morefully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as **"the Schedule Property"** or **"said Premises" WITH LIBERTY AND POWER** to demolish any of the existing buildings and structures at the said Premises and to develop the said Premises and construct new building or buildings and other structures thereon or any part thereof and otherwise to exercise in, to upon the said premises, all the rights and privileges of an absolute owner without any let or hindrance by the Vendor Department or any authorized person of the Department or any person or persons having or claiming title through under or in trust for the Vendor Department **AND TOGETHER WITH** all properties benefits and rights as more fully stated hereinafter **TOGETHER ALSO WITH** the benefit of all the covenants assurances declarations **TO HAVE AND HOLD** the Schedule property and every part thereof and the buildings and structures erected or to be erected on the schedule property on absolute ownership free from all encumbrances mortgages charges leases tenancies occupancy rights liens, attachments trusts claims demands acquisition requisition alignment and liabilities whatsoever or howsoever absolutely and forever and for all times to come on and from the date of execution of this deed **AND WITH THE EXPRESS COVENANT AND UNDERSTANDING** the Purchaser shall hold and enjoy the said schedule property and shall use it for commercial and/or housing purposes. and the Vendor doth hereby grant, convey ,transfer, and assure unto and to the Purchaser the schedule property together with all structures, constructions ways, paths, passages, easements, privileges, trees, appurtenances, whatsoever on the said schedule property or in any way appertaining to the same and/or any part thereof now or at any time used, occupied, or enjoyed and reversion and reversions remainder or remainders and all the estate, right, title, interest, claim and demand whatsoever both at law and equity into or out of the said schedule property hereby granted, conveyed, sold, transferred, and assured or otherwise expressed and expressed or intended so to be **UNTO AND TO THE** Purchaser and the Vendor do hereby covenant hereto that the Vendor doth have in themselves good right, full power, and absolute authority to grant transfer, assign, sale, convey **unto and to the** use of the Purchaser in the manner aforesaid and the Purchaser shall hereafter at all times peaceably and quietly possess and enjoy the said schedule property and receive the profits thereof without any eviction, interruption, claim, and demand whatsoever from the Vendor by any

Advocate

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person equitably claiming by or under or in trust for the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended or kept harmless from and against all estates, claims, charges, encumbrances, whatsoever heretofore made, executed, occasioned or suffered by the Vendor and that the Vendor shall at all times hereafter cause to be done or executed all such deeds and acts as may be required for more perfectly assuring the said schedule property in favour of the Purchaser.

2. It is therefore further recorded and it is hereby declared, decided, agreed and covenanted by and between the parties as follows :

2.1 The Purchaser shall with effect from the date of execution of this deed bear and pay all municipal rates and taxes and impositions of whatsoever nature in respect of the schedule property and all further and/or new constructions that may be made in future thereon, it being clarified agreed and understood that if there be any liability in respect of schedule property for the period prior to the date of execution of this deed, the Vendor shall bear and pay the same and shall indemnify and keep saved harmless and indemnified the Purchaser and each of them in respect thereof as also for all losses damages claims demands and proceedings as may be suffered by the Purchaser or any of them due to non-payment or delay in payment thereof.

2.2 In addition to the aforesaid, the Purchaser shall also bear and pay all other rates taxes and impositions that may be levied on the schedule property and /or erections standing thereon or as may be constructed thereon.

2.3 That the Purchaser shall and will peaceably and quietly hold possess use and enjoy the schedule property and all buildings, structures and sheds thereon, or any building, structure, sheds as may hereafter be erected or any plant, machineries, equipments installed absolutely and forever and for all times to come without any let hindrances eviction interruption or disturbance from or by the Vendor or any person or persons claiming through under or in trust for the Vendor. By virtue of this Deed the Purchaser shall be entitled to obtain mutation of its name and conversion in the Records of Rights maintained by B.L. & L.R.O. for commercial and/or housing purposes, and also separation and mutation with

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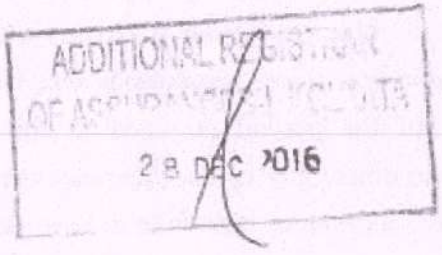
ADDITIONAL REGISTRAR
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obtaining such clearances. However, the Vendor shall cause and/or facilitate the grant of necessary clearances and/or permissions required by the Purchaser under the Urban Land (Ceiling & Regulation) Act, 1976 and the mutation of the name of the Purchaser and conversion of the land use in consonance with the purposes of commercial and/or housing development in the relevant records of the B.L. & L.R.O. and/or Kolkata Municipal Corporation. The schedule property being sold by the Vendor comprises of various dags more fully mentioned in the scheduled below hereto and all such dags have been high lands and were also constructed upon by BEIL long before its liquidation in 1985 and there was or is no doba or waterbody since long before 1985 in any of the said dags.

2.8 The Purchaser shall have all right and authority to transfer, sale, assign, lease, sub lease or deal with the schedule property and all developments and constructions thereon in any way as may be desired by the Purchaser.

2.9 The Purchaser will be responsible to incur all the necessary cost of Stamp duty, registration charges etc. and other legal costs and expenses for execution and registration of this deed.

2.10 The Purchaser shall have the full power liberty and entitlement to do all or any of the following acts deeds and things and on such terms and conditions as the Purchaser may in their absolute discretion deem fit and proper:

(i) To dismantle and remove all or any of the existing movable assets of the schedule property, if any and erect and raise building/buildings install any number of plant, machineries, equipments and other accessories furniture etc. at the schedule property to implement the proposed project.

(ii) To construct, build, re-build and/or re-construct new building or buildings and/or other structures for the purpose for commercial and/or housing use only at the schedule property or any part thereof and/or make additions or alterations or modifications thereto and to do all acts deeds and things as may be required for the said purposes.

(iii) To cause to be prepared the plan from any architect of its choice for construction of one or more buildings at the schedule property or any part thereof at the sole and absolute discretion of the Purchaser and to cause to

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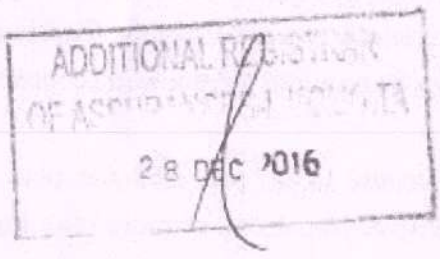
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be sanctioned the same by the respective authorities in the name of the Purchaser to sign and execute all plans, sketches papers and applications and get the same submitted to and sanctioned by the appropriate authority or authorities from time to time for demolition, making additions and/or alterations, constructions and/or reconstructions on the schedule property or any portion thereof and/or for obtaining electricity, gas, telephone, water, drainage, sewerage etc. and all other utilities and permissions in their own name as and when required.

(iv) That the Purchaser shall use the entire schedule property of 0.93 acres exclusively for commercial and/or housing use and purposes.

2.12 The Purchaser shall have the right and liberty to create mortgage of the schedule property or any part thereof or any undivided share therein or over the constructed area or areas in the new building or buildings to be constructed or the plant, machineries etc. to be installed there at as security/collateral security.

THE SCHEDULE ABVOE REFERRED TO:

ALL THAT the piece and parcel of land measuring about 0.93 acres more or less abutting on Raja Rammohan Roy Road (formerly Biren Roy Road East), Behala, Kolkata with 80 feet frontage alongside and situate lying at and being a divided and demarcated north-west portion of premises No. 53 Raja Ram Mohan Roy Road, Kolkata and comprised in entire L.R. Dag Nos. 467, 468, 469, 470 and demarcated portion of L.R. Dag No. 488 recorded in L.R. Khatian No. 173 (formerly R.S. Dag Nos. 327, 328, 329, 330 and 341(portion) recorded in R.S. Khatian No. 309 (C.S. Khatian Nos. 309, 310 and 312) in Mouza Muradpur, JL No.13, Police Station Behala, within the Kolkata Municipal Corporation more fully delineated in the map annexed hereto together with messuages tenements hereditaments several structures and constructions, such as, one old one storied building admeasuring 705 Sq.ft. more or less, one old shed admeasuring 6893 Sq.ft. more or less, one old asbestos shed admeasuring 2772 Sq.ft. more or less and toilet admeasuring 353 Sq.ft. more or less, iron structures, etc.

ON THE NORTH : Partly by Raja Ram Mohan Roy Road and partly by L.R. Dag Nos. 465 and 466;

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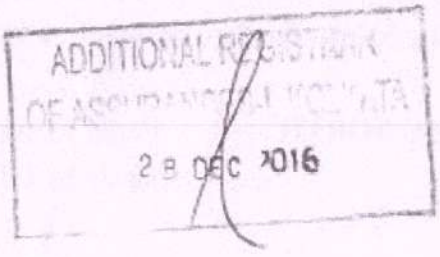
ADDITIONAL REGISTRAR
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ON THE EAST	:	By L.R. Dag Nos. 482, 481, 479, 476 and 474;
ON THE WEST	:	Partly by L.R. Dag Nos. 466 and partly by L.R. Dag No. 489; and
ON THE SOUTH	:	By L.R. Dag Nos. 488 and 471;

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

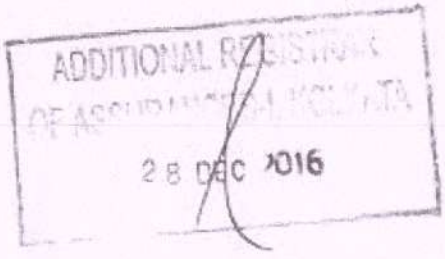
SIGNED SEALED AND DELIVERED by the within named Vendor in his executive capacity for the Government of West Bengal in the **DEPARTMENT OF PUBLIC ENTERPRISES & INDUSTRIAL RECONSTRUCTION, GOVERNMENT OF WEST BENGAL** through its Authorised Signatory **Shri Himangshu Kumar De** executed these presents at Kolkata in the presence of

Himangshu Kr. De

Himangshu Kumar De
WBSS
Deputy Secretary
P.E. & I.R. Department
Government of West Bengal

1. Arup Kr. Ghosh.
UDA, PE&IR Department
5, Council House Street
Kolkata - 700 001

2. Gopa Bala
13CA, B R B Basu Road,
Kolkata - 700 001


ADDITIONAL REGISTRAR
28 DEC 2016

SIGNED SEALED AND DELIVERED by the within named Confirming Party through its Authorised Signatory **Ashis Chakraborty** executed these presents at Kolkata in the presence of :

Ashis Chakraborty
ASHIS CHAKRABORTY
DY. GENERAL MANAGER
[illegible] DIVISION
West Bengal Industrial Development Corporation Ltd.
23, Abanindranath Tagore Sarani, Kolkata - 700 017

1. Arunfo Kr. Ghosh.

2.

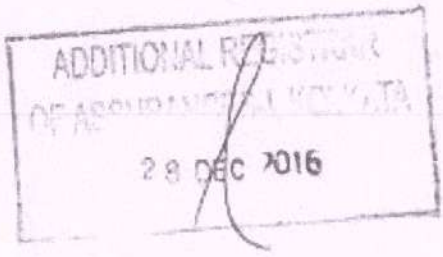
SIGNED SEALED AND DELIVERED by the within named Purchaser through its Director Sri Raj Kumar Rungta Kolkata in the presence of:

For MAOGUL PARKS PVT. LTD.

(RAJ KUMAR RUNGTA)

1. Arunfo Kr. Ghosh.

2.


ADDITIONAL REGISTRAR
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28 DEC 2016

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 3,25,50,000.00 (Rupees three crore twenty-five lacs fifty thousand) only by way of cheques/pay orders/drafts of diverse dates mentioned below being the consideration of full payment.

MEMO OF CONSIDERATION

1. By Cheque No. 517250 dated 4.01.2007 on Citi Bank, for — Rs. 1,75,00,000.00
2. RTGS No. CITIH 16258881745 dated 14.09.2016 of Citi Bank for — Rs. 1,50,50,000.00

Rs. 3,25,50,000.00

(Rupees three crore twenty-five lacs fifty thousand only)

WITNESSES:

1. Arup Kr. Ghosh.

2.

Himangshu Kr. De

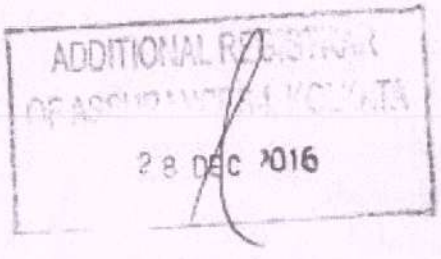
Himangshu Kumar De
WBSS
Deputy Secretary
P.E. & I.R. Department
Government of West Bengal

Ashis Chakraborty

ASHIS CHAKRABORTY
DY. GENERAL MANAGER
INDUSTRIAL PARK DIVISION
West Bengal Industrial Development Corporation Ltd.
23, Abanindranath Tagore Sarani, Kolkata - 700 017

Drafted by me :

Advocate
c/o BP Laws Associates
2, Hare Street, Kolkata - 700001
A/931/911/2016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OF ASSURANCES-I, KOLKATA
28 DEC 2016

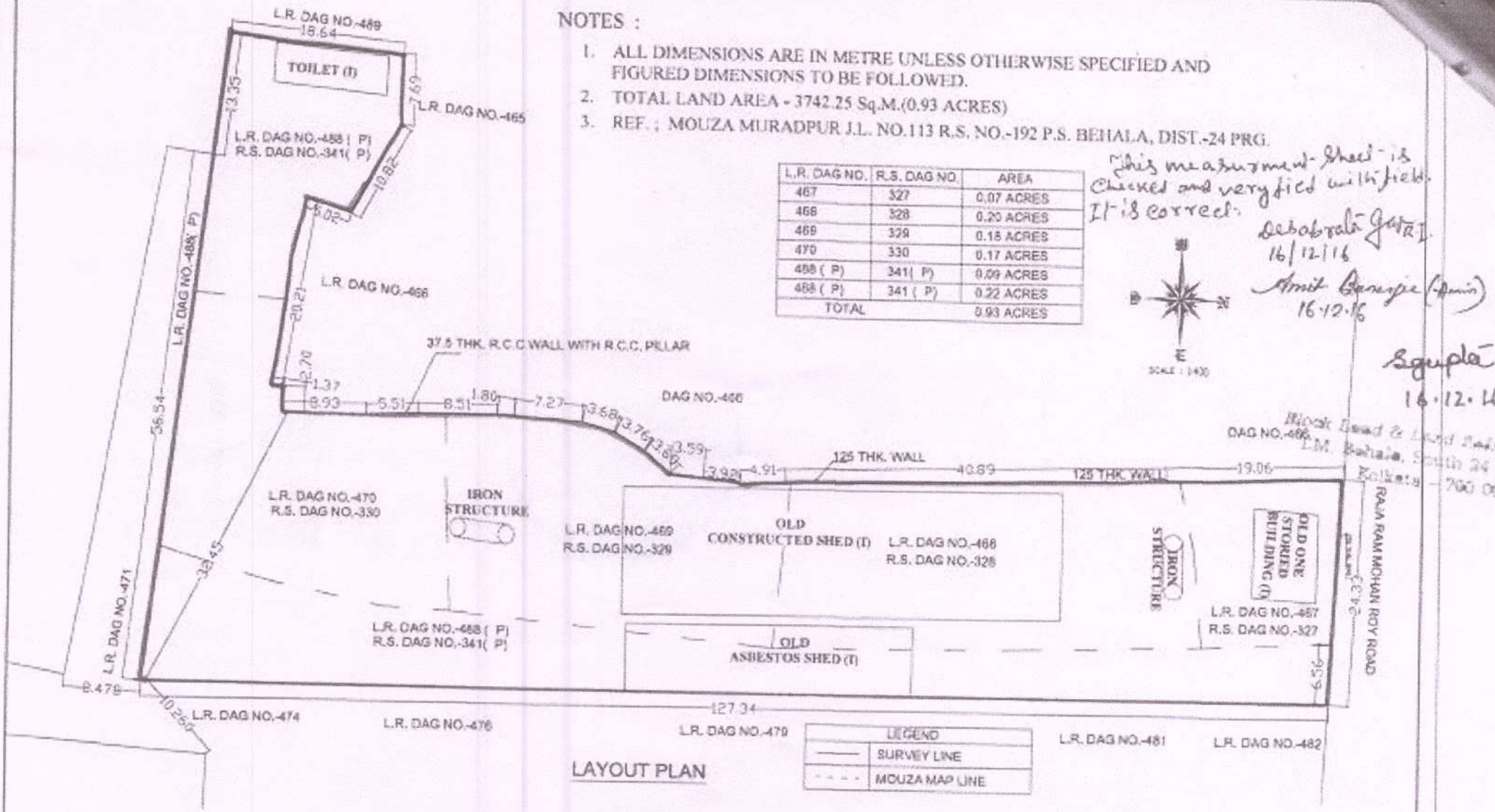
NOTES :

1. ALL DIMENSIONS ARE IN METRE UNLESS OTHERWISE SPECIFIED AND FIGURED DIMENSIONS TO BE FOLLOWED.
2. TOTAL LAND AREA - 3742.25 Sq.M.(0.93 ACRES)
3. REF. ; MOUZA MURADPUR J.L. NO.113 R.S. NO.-192 P.S. BEHALA, DIST.-24 PRG.

L.R. DAG NO.	R.S. DAG NO.	AREA
467	327	0.07 ACRES
468	328	0.20 ACRES
469	329	0.15 ACRES
470	330	0.17 ACRES
468 (P)	341(P)	0.09 ACRES
468 (P)	341 (P)	0.22 ACRES
TOTAL		0.93 ACRES

This measurement sheet is checked and verified with field. It is correct.
Debabrata Gupta
16/12/16
Amit Banerjee (Admin)
16.12.16

Bgupta
16.12.16



Block Board & Allied Fabrication Centre
L.M. Behala, South 24 Parganas
Kolkata - 700 008

LAYOUT PLAN

LEGEND	
———	SURVEY LINE
- - - -	MOUZA MAP LINE

Himangshu Kumar De
WBSS
Deputy Secretary
P.E. & I.R. Department
Government of West Bengal

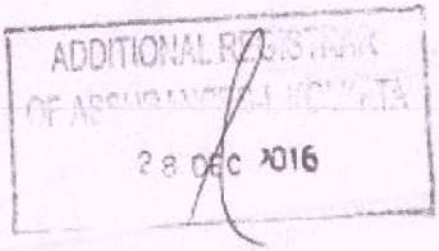
For MAUGUL PARKS PVT. LTD.
Director
SIG. OF PURCHASER

Ashis Chakraborty
ASHIS CHAKRABORTY
DY. GENERAL MANAGER
INDUSTRIAL DEVELOPMENT DIVISION
SIG. OF CONFIRMING PARTY
West Bengal Industrial Development Corporation Ltd
23, Abanindranath Tagore Sarani, Kolkata - 700 017

TITLE
BOUNDARY LAY OUT PLAN AT THE PORTION OF 53, RAJA RAM MOHAN ROY ROAD BEHALA, KOLKATA

COMTEC CONSULTANTS & INFRAPROJECTS PVT. LTD.

CLIENT
WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LTD
(A GOVT OF WEST BENGAL UNDERTAKING)


ADDITIONAL REGISTRAR
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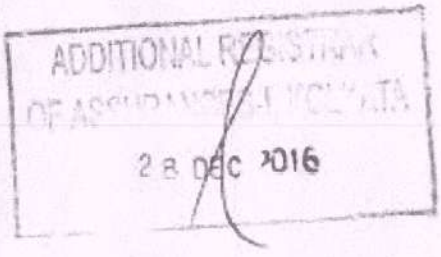
	Finger prints of the executant				
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little

	Finger prints of the executant				
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little

	Finger prints of the executant				
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little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OF ASSURANCES-I, KOLKATA
28 DEC 2016

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-002300649-1 Payment Mode Online Payment

GRN Date: 15/09/2016 12:48:57 Bank : HDFC Bank

BRN : 255811482 BRN Date: 15/09/2016 13:06:52

DEPOSITOR'S DETAILS

Id No. : 19010001260799/3/2016
[Query No./Query Year]

Name : MADGUL PARKS PRIVATE LIMITED

Contact No. : 401904019 Mobile No. : +91 9830080210

E-mail : info@rungta.com

Address : 20, BALLYGUNGE CIRCULAR ROAD, KOLKATA - 700019

Applicant Name : Mr Subhendu Chatterjee

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale by Government Payment No 3

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001260799/3/2016	Property Registration- Registration Fees	0030-03-104-001-16	358137
2	19010001260799/3/2016	Property Registration- Stamp duty	0030-02-103-003-02	2278420
		Total		2636557

In Words : Rupees Twenty Six Lakh Thirty Six Thousand Five Hundred Fifty Seven only

2 DEC 2016

Government of West Bengal
Public Enterprises & Industrial Reconstruction Department
5, Council House Street, Kolkata-1

No. 925 - PE&IR/MPPL/2A-1/2016 Dated, Kolkata, the 7th September, 2016

From : Additional Secretary to the Government of West Bengal

To : The Executive Director,
West Bengal Industrial Development Corporation Ltd.
'Protiti'
23 Camac Street (Abanindranath Tagore Sarani),
Kolkata-700 017.

Ref.: Letter no.WBIDC/IR/BEIL/607 dtd.27.06.2016 for execution of deed of conveyance to hand over 0.93 Acres of land of erstwhile Bharat Electrical Industries Ltd.(BEIL) to M/s. Madgul Parks Pvt. Ltd.

Sub.: Authorization for Signing of the Deed.

Sir,

I am directed say that Sri Himngshu Kumar De, Deputy Secretary of this Department is hereby authorised to sign the deed of conveyance for handing over of 0.93 acres of land having 80ft frontage from the North-West corner of the premises no. 53, Raja Rammohan Roy Road, Behala, Kolkata on behalf of the State Government

In this connection, the date and time for execution of the deed of conveyance may be settled in consultation with Sri De.

Yours faithfully

Additional Secretary

No 925/1(1)- PE&IR Date 07/09/2016.

Copy forwarded to Sri Himangshu Kumar De, Deputy Secretary for information and for fixing of date & time for execution of the deed of conveyance in consultation with the Executive Director, WBIDC Ltd.

Additional Secretary

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ZTJ1993237

নির্বাচকের নাম	:	শুভেন্দু চ্যাটার্জী
Elector's Name	:	Subhendu Chatterjee
পিতার নাম	:	অমলেন্দু চ্যাটার্জী
Father's Name	:	Amalendu Chatterjee
লিঙ্গ/Sex	:	পুং/ M
জন্ম তারিখ Date of Birth	:	20/01/1975

Subhendu Chatterjee

Government of West Bengal

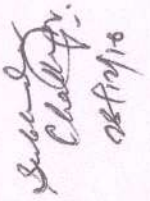
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010001260799/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Himangshu Kumar De 5 Council House Street, P.O:- GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001	Representative of Seller [THE GOVERNOR OF WEST BENGAL]		6227	Himangshu Kr De 28-12-2016
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2 PRESENTANT	Mr Raj Kumar Rungta 20 Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Buyer [MADGUL PARKS PRIVATE LIMITED]		6226	(RAJ KUMAR RUNGTA) 28-12-2016
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
3	Mr Ashish Chakraborty 23 Camac Street,(now 23 Abanindranath Tagore Sarani), P.O:- Shakespear Sarani, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Seller [WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LTD]		6228	Ashis Chakraborty 28.12.2016

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Subhendu Chatterjee Son of Mr Amalendu Chatterjee 20 Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Mr Himangshu Kumar De, Mr Raj Kumar Rungta, Mr Ashish Chakraborty	

(Pradipta Kishore Guha)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Major Information of the Deed

Deed No :	I-1901-00016/2017	Date of Registration	02/01/2017
Query No / Year	1901-0001260799/2016	Office where deed is registered	
Query Date	09/09/2016 7:03:33 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subhendu Chatterjee 20 Ballygunge Circular Road,Thana : Bullygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831034766, Status :Advocate		
Transaction		Additional Transaction	
[0130] Sale, Sale by Government		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 3,25,50,000/-		Rs. 9,49,73,862/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 22,78,520/- (Article:23)		Rs. 3,58,137/- (Article:A(1), E, M(a), M(b), I)	
Remarks	Remission on the difference of Market Value and SET Forth Value is applicable, SD and Fee calculated on 3,25,50,000/-Interest on Stamp Duty and Registration Fees (IF applicable) are also added Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani -- Netaji Sarak Crossing Premises located on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , , Premises No. 53, Ward No: 122

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		0.93 Acre	2,84,50,000/-	9,07,48,824/-	Property is on Road
	Grand Total :				93Dec	284,50,000 /-	907,48,824 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	705 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
	Floor No: 1, Area of floor : 705 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L1	6893 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
	Floor No: 1, Area of floor : 6893 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
S3	On Land L1	2772 Sq Ft.	15,00,000/-	15,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 2772 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
S4	On Land L1	353 Sq Ft.	1,00,000/-	2,25,038/-	Structure Type: Structure
	Gr. Floor, Area of floor : 353 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	10723 sq ft	41,00,000 /-	42,25,038 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**THE GOVERNOR OF WEST BENGAL** 5 Council House Street, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Form 60/61 supplied, Status :Organization, Executed by: Representative
2	**WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LTD** 23 Camac Street(now 23 Abanindranath Tagore Sarani, P.O:- Shakespear Sarani, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AAACW3043Q, Status :Organization, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MADGUL PARKS PRIVATE LIMITED** 20 Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AACCMO198C, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Himangshu Kumar De** Son of Late Santosh Kumar De 5 Council House Street, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADCPD3709N, Status : Representative, Representative of : THE GOVERNOR OF WEST BENGAL (as Authorised Signatory)
2	**Mr Raj Kumar Rungta** Son of Late Tribent Prasad Rungta 20 Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACRPR6661B, Status : Representative, Representative of : MADGUL PARKS PRIVATE LIMITED (as Director)
3	**Mr Ashish Chakraborty** Son of Late Ajit Kumar Chakraborty 23 Camac Street,(now 23 Abanindranath Tagore Sarani), P.O:- Shakespear Sarani, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ACMPC6083B, Status : Representative, Representative of : WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LTD (as Authorised Signatory)

Identifier Details :

Name & address	
Mr Subhendu Chatterjee Son of Mr Amalendu Chatterjee 20 Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Himangshu Kumar De, Mr Raj Kumar Rungta, Mr Ashish Chakraborty	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	THE GOVERNOR OF WEST BENGAL	MADGUL PARKS PRIVATE LIMITED-0.93 Acre

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	THE GOVERNOR OF WEST BENGAL	MADGUL PARKS PRIVATE LIMITED-705 Sq Ft

Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	THE GOVERNOR OF WEST BENGAL	MADGUL PARKS PRIVATE LIMITED-6893 Sq Ft

Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	THE GOVERNOR OF WEST BENGAL	MADGUL PARKS PRIVATE LIMITED-2772 Sq Ft

Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	THE GOVERNOR OF WEST BENGAL	MADGUL PARKS PRIVATE LIMITED-353 Sq Ft

Endorsement For Deed Number : I - 190100016 / 2017

On 12-09-2016

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 9,49,73,862/-

Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 28-12-2016

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

Presented for registration at 15:20 hrs on 28-12-2016, at the Private residence by Mr Raj Kumar Rungta ,.

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

Execution is admitted on 28-12-2016 by Mr Himangshu Kumar De, Authorised Signatory, THE GOVERNOR OF WEST BENGAL, 5 Council House Street, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Subhendu Chatterjee, , , Son of Mr Amalendu Chatterjee, 20 Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others

Execution is admitted on 28-12-2016 by Mr Raj Kumar Rungta, Director, MADGUL PARKS PRIVATE LIMITED, 20 Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Subhendu Chatterjee, , , Son of Mr Amalendu Chatterjee, 20 Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others

Execution is admitted on 28-12-2016 by Mr Ashish Chakraborty, Authorised Signatory, WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LTD, 23 Camac Street(now 23 Abanindranath Tagore Sarani, P.O:- Shakespear Sarani, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr Subhendu Chatterjee, , , Son of Mr Amalendu Chatterjee, 20 Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 31-12-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,58,137/- (A(1) = Rs 3,58,039/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 3,58,137/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2016 1:06PM with Govt. Ref. No: 192016170023006491 on 15-09-2016, Amount Rs: 3,58,137/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 255811482 on 15-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,78,520/- and Stamp Duty paid by by online = Rs 22,78,420/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2016 1:06PM with Govt. Ref. No: 192016170023006491 on 15-09-2016, Amount Rs: 22,78,420/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 255811482 on 15-09-2016, Head of Account 0030-02-103-003-02

Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2017, Page from 1612 to 1640

being No 190100016 for the year 2017.

Digitally signed by SUJAN KUMAR MAITY
Date: 2017.01.03 16:02:32 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 03/01/2017 16:02:31

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)

DATED THIS 28th DAY OF December 2016

BETWEEN

DEPARTMENT OF PUBLIC ENTERPRISES & INDUSTRIAL RECONSTRUCTION, GOVERNMENT OF WEST BENGAL
... VENDOR

AND

WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LTD.
... CONFIRMING PARTY

AND

MADGUL PARKS PRIVATE LIMITED
... PURCHASER

DEED OF CONVEYANCE