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05943/2014



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

REGISTERED FOR THE PURPOSE OF THE ACT

S. NO. 559438

WITH THIS DOCUMENT IS THE PART OF THE

STAMP

DEED OF CONVEYANCE (individual) Additional District Sub-Registrar

Kolkata, New Town, North 24 Parganas

THIS INDENTURE OF SALE made on this 12th day of April 27 MAY 2014
 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 vi 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 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 AND Sri. Ajay Agarwal, Son of.
 Lakshendra Kumar Agarwal...residing at ...DA-122, Sector-1, Salt Lake,
 Kolkata - 700064... hereinafter referred to as the PURCHASER.

Which expression shall where the context so admits include his/her heirs, executors,
 administrators, representatives, assignees) of the OTHER PART.

220102

-3 MAR 2014

No. Date

Sold To Atay Agarwal

of DA-122 Sec-1. Balhane

Rs 100/- Ken. 69.

P. CHATTERJEE
16, India Exchange Place, Kol-1
Licensed Stamp Vender



Dilip Das.
s/o. R. G. Das.
P.O. Sheosaphuli
DD. Hooghly
Pin. 712228

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

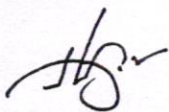
27 MAY 2014

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.

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 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 infrastructure 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 PURCHASER/S applied to the VENDOR for purchase of a piece and parcel of land being acquired portion thereof to erect 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 purpose 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.5,74,080/=(Rupees Five lakh Seventy four thousand and eighty only) less discount @ 6% 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



consideration of the fact that the PURCHASER has taken inspection of such land and has satisfied himself/^{He}~~herself~~ as to the ^{He} 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.

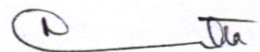
The PURCHASER hereby covenants with the VENDOR as follows:-

- 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 & 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 sectioned 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 area 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 VENDOR shall remain indemnified against any claims / dues payable by the PURCHASER to any local authority in future.
- 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 demised premises.

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 or to do any other work in connection therewith within the plot without any obstruction or hindrance by the PURCHASER.

VIII. 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.

IX. The PURCHASER 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 PURCHASER/§ the periodical service charge to be paid by the purchaser from time to time.

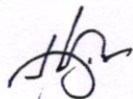


X. The PURCHASER shall keep the VENDOR indemnified against any and all claims for damage which may be caused to any adjoining building or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any local authority in respect of the same works or of anything done under the authority herein contained.

XI. The PURCHASER is liable to compensate for any damage caused by him to the infrastructure provided by the VENDOR.

The VENDOR hereby covenants with the PURCHASER 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 PURCHASER by executing this indenture.
2. The PURCHASER 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.



3. The PURCHASER 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 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 (when such lines been taken as per planning abounding the demised premises) from which connection will be taken by the PURCHASER at his/~~her~~^{the} own cost.

4. The VENDOR further covenants with the PURCHASER/S to save harmless indemnify and keep indemnified the PURCHASER/s from or against all encumbrances, losses, claims charges and equities whatsoever arising or accruing before execution of these presents.

Schedule

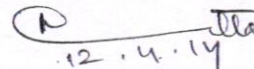
ALL THAT piece and parcel of land measuring about 200.00 Sq.Metres be same or little more or less being Premises No. 02 - 0646 in Street No. 0646 (12m.wide) (Erstwhile plot No. 2044 in Block No. AA 11C) Category HIGI-I situated in the New Town, Police Station New Town , District North 24 Parganas presently in the panchayat area in Mouza Recjuani JL No. 13 under Rajarhat – Bishnupur -1 G.P.

Butted and bounded as follows:-

ON THE NORTH : Premises Nos. 04 - 0646 & Street No. 0646 (12m Wide)
ON THE SOUTH : Street No. 02 - 0659 & No. 05 - 0648
ON THE WEST : Premises Nos. 05 - 0648 & No. 04 - 0646
ON THE EAST : ~~Premises Nos.~~ Street No.0646 (12m. Wide) & Premises No. 02-0659

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

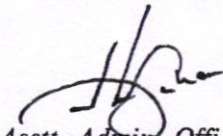
SIGNED, SEALED AND DELIVERED BY

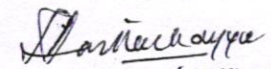

12.4.14
General Manager (Marketing)
W.B. HIDCO LIMITED

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

In presence of the Witnesses

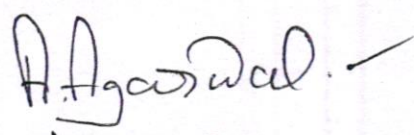
1.


Asstt. Admin. Officer
W.B. HIDCO LIMITED


Asstt. Admin. Officer
W.B. HIDCO LIMITED

2.

SIGNED BY THE ABOVENAMED PURCHASER
In presence of the Witnesses


ACIPA35164.

1.

Dilep Das 9903472128
DA-14, Sector-1
Salt Lake City
Kolkata-700064

2.

Amit Kumar Chakraborty 91639-12609
DA-14, Sector-1
Salt Lake City, Kol-700064.

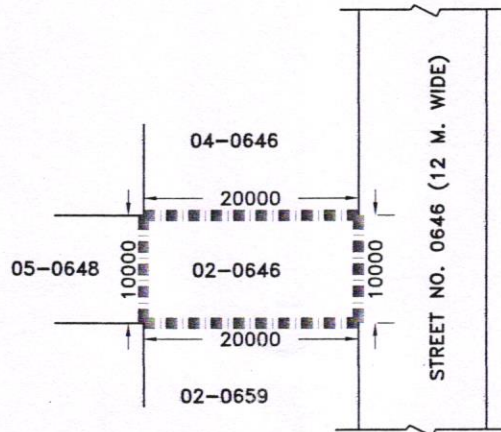
Drafted by WBHIDCO Ltd, and endorsed by Ld. L R, W.B and modified by Competent Authority.

SITE PLAN OF PREMISES NO. 02-0646, PLOT NO.2044 IN AA-IIC
OF NEW TOWN, KOLKATA.

MOUZA - RECJUANI, J.L. NO.13, RAJARHAT-BISHNUPUR-I G.P.
UNDER NEW TOWN POLICE STATION

SCALE - 1:600

Area = 200.00 Sq.M.



Approved.

ALL DIMENSIONS ARE IN MM.

S. Bhattacharya
Chief Planner



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

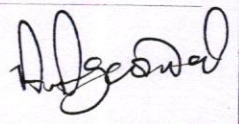
PREPARED BY : ANITA

12.4.14

General Manager (Marketing)
W.B. HIDCO LIMITED

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

 	LH					
	RH.					

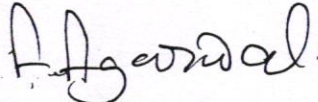
ATTESTED :- 

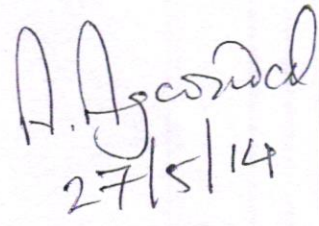
 PHOTO	LH					
	RH.					

ATTESTED :-

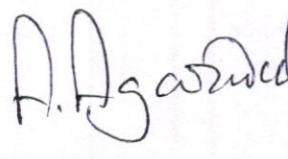
 PHOTO	LH					
	RH.					

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. 06500 / 2014, Deed No. (Book - I , 05943/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ajay Agarwal D A- 122, Sector - 1, Salt Lake, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	 27/05/2014	 LTI 27/05/2014	 27/5/14

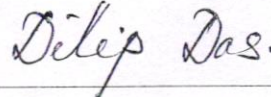
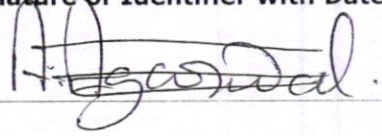
II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ajay Agarwal Address -D A- 122, Sector - 1, Salt Lake, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self	 27/05/2014	 LTI 27/05/2014	

Name of Identifier of above Person(s)

Dilip Das
Sheoraphuli, P.O. :-Sheoraphuli, District:-Hooghly,
WEST BENGAL, India, Pin :-712223

Signature of Identifier with Date

 Dilip Das. 


Additional District Sub-Registrar
Suburb: New Town, North 24 Parganas
27 MAY 2014
(Debasish Dhar)
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT



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

**Endorsement For Deed Number : I - 05943 of 2014
(Serial No. 06500 of 2014 and Query No. 1523L000011026 of 2014)**

On 27/05/2014

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

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

Payment of Fees:

Amount by Draft

Rs. 6350/- is paid , by the draft number 197054, Draft Date 22/05/2014, Bank Name State Bank of India, SALT LAKE, received on 27/05/2014

(Under Article : A(1) = 6314/- ,E = 14/- ,Excess amount = 22/- on 27/05/2014)

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 been assessed at Rs.-98,63,346/-Remission on the difference of Market Value and set Forth Value is applicable, SD and Fee calculated on 5,74,080/-

Certified that the required stamp duty of this document is Rs.- 28724 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 28630/- is paid , by the draft number 197053, Draft Date 22/05/2014, Bank : State Bank of India, SALT LAKE, received on 27/05/2014

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

Presented for registration at 12.57 hrs on :27/05/2014, at the Office of the A.D.S.R. RAJARHAT by Ajay Agarwal ,Claimant.

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

Execution is admitted on 27/05/2014 by

1. Ajay Agarwal, son of Lakshmendra Kumar Agarwal , D A- 122, Sector - 1, Salt Lake, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064, By Caste Hindu, By Profession : Others

Identified By Dilip Das, son of R. G. Das, Sheoraphuli, P.O. :-Sheoraphuli, District:-Hooghly, WEST BENGAL, India, Pin :-712223, By Caste: Hindu, By Profession: Others.

Admission Execution(for exempted person)

1. Execution by Debjani Dutta

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.

(Debasish Dhar)
Additional District Sub-Registrar

(Signature)
Additional District Sub-Registrar
New Town, North 24 Parganas
27 MAY 2014
(Debasish Dhar)
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 11315 to 11329
being No 05943 for the year 2014.




(Debasish Dhar) 27-May-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal