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INDIA NON JUDICIAL

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पश्चिम बंगाल WEST BENGAL

53AA 476552

Certify that the document is authentic
to registration. The signature sheets
and the endorsement sheets attached
with this document are the part of
this document

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 MAY 2012

THIS INDENTURE OF SALE made on this the 28th day of
May, Two Thousand Twelve (2012), 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/IM- 1/98 dated 14th September, 1999, in respect of the Planning Area
declared as such under Notification No.1423/HI/HGN/NTP/IM-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.

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ক্রেতার নাম Beijraj Narayan Singh

স্বা 42-A Hazra Road

স্থান কলকাতা

বিশেষ নম্বর (সরকারি সীট) এ ডি. এস. আর. ৪

মোট কীমান্ত ক্রয় তার

মালিকান নং মোট কত টোকা বাকি

Kol-19

27 FEB 2012

উজারী বাবাকপুর ডেলতার মিতা দস্ত

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Md. Ayub Ali

Adv.

Barasat Court

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
28 MAY 2012

represented by the Managing Director or Jt. Managing Director / General Manager (Administration) / General Manager (Marketing) / Additional General Manager (Administration) / 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 its successor-in-interest and assigns) of the **ONE PART.**

AND

1. **BRIJRAJ NARAYAN SINGH** son of Late Nirmalendra Narayan Singh,
2. **USHA KUMARI SINGH** wife of Late Nirmalendra Narayan Singh, both residing at 42A, Hazra Road, Flat – 4A, Kolkata – 700019, hereinafter referred to as the **PURCHASER/S** (which expression shall where the context so admits include his/her heirs, executors, administrators, representatives, assigns) of the **OTHER PART.**

WHEREAS although the **VENDOR** 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 encumbrance under section 16 of the Land Acquisition Act 1894.

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Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
28 MAY 2012

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 land, 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 PURCHASER'S 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.

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NOW THIS INDENTURE WITNESSTH 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/S, and in consideration of a sum of Rs. 10,09,000/- (Rupees Ten Lakh Nine Thousand) only discount @ 4% of the land price for down payment paid by the PURCHASER/S 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 PURCHASER/S has taken inspection of such land and has satisfied himself as to the conditions and description of the plot of land and also as to the amenities and facilities appertaining to such land and as to the nature, scope and extent of benefit or interest provided therein by the VENDOR, the VENDOR doth hereby sell, grant, convey and transfer unto the PURCHASER/S 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 PURCHASER/S absolutely and forever.

The PURCHASERS hereby covenants with the VENDOR as follows :

- i. The PURCHASER/S shall preserve the boundary pillars provided in the demised land.
- ii. The PURCHASER/S shall use the said demised land exclusively for the





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purpose of constructing building at the cost of the PURCHASER/S in conformity with the building Rules and 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.

- iii. The PURCHASER/S 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 or its transferees are not disturbed in any way.
- iv. The PURCHASER/S shall not alter the location of sewer / water connection lines except prior written 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/S to any local authority in future.
- vi. The PURCHASER/S 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.

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vii. The PURCHASER/S shall allow any person authorized by the VENDOR to inspect, maintain and construct / reconstruct the sewer lines and water, Metre, 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/S.

Viii. The PURCHASER/S shall pay and discharge all 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/S thereof to such authority under the provision of law for the time being in force.

ix. The PURCHASER/S 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 upon hearing the PURCHASER/S the periodical service charges to be paid by the purchaser from time to time.

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

[Signature]

[Signature]

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The VENDOR hereby covenants with the PURCHASER/S as follows:

1. The VENDOR had 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/S by executing this indenture.
2. The PURCHASER/S 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 whosoever.
3. The PURCHASER/S shall be provided with all facilities in regard to sewer connection, water supply, roads and other amenities as may be available to other similar PURCHASER/S 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 PURCHASER/S at his/her/their own costs.
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 charge and equities whatsoever arising or accruing before execution of these presents.

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SCHEDULE :-

ALL THAT piece or parcel of land measuring about 300.00 Sq. Metres be same or little more or less being Premises No. 24-0615, in Street No – 0615 (12 Metre wide), (Erstwhile Plot No. 1325 in Block No. AAIIIB) Category HIG (individual - II) situated in the New Town under Mouza – Recjuani, J.L. No. 13, Police Station – New Town, in the District of North 24 Parganas, presently in the Panchayet area of Rajarhat - Bishnupur - I, Gram Panchayet.

Butted and bounded as follows :-

ON THE NORTH BY : Premises No. 23-0623 & Street No. 25-0623 .

ON THE SOUTH BY : Street No. 0615 (12 Metre wide) & Premises No. 22-0615.

ON THE WEST BY : Premises No. 22-0615 & 23-0623.

ON THE EAST BY : Street No. 0615 (12 Metre wide) & Premises No. 25-0623.

R. D. Banerjee

A. K. S.

Contd.....P/9

IN THE WITNESS WHERE OF 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



General Manager (Marketing)
W.B. HIDCO LIMITED

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

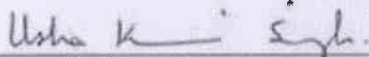
(VENDOR)

In presence of the witnesses :-

1. Kazi Abdul Hakim. 2.

Asstt. Admn. officer
WB HIDCO LTD.

Bijoy Kumar Sen
Asstt. Admn. officer
WB HIDCO LTD.



SIGNED SEALED AND DELIVERED BY

THE ABOVENAMED PURCHASER/S

In presence of the witnesses :-

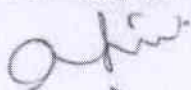
1. Chiranjeev

Block AF-144, P-25 Meghnad
Abasay, Rabindra Park
P.O. Profulla Kanar
Kolkata - 700101

2. Malay K. Kundu.

41D/73 Murari Ruker Road.
K-67.

"Drafted by W.B. HIDCO Ltd., endorsed by Ld. L.R.W.B. and modified by the competent Authority".



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. 07150 / 2012, Deed No. (Book - I , 06542/2012)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Brijraj Narayan Singh Flat No. 4 A, 42 A Hazra Rd, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700019	 28/05/2012	 LTI 28/05/2012	 28/05/2012

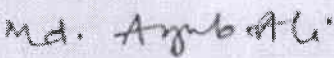
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Brijraj Narayan Singh Address -Flat No:4 A, 42 A Hazra Rd, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700019	Self	 28/05/2012	 LTI 28/05/2012	
2	Usha Kumari Singh Address -Flat No:4 A, 42 A Hazra Rd, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700019	Self	 28/05/2012	 LTI 28/05/2012	

Name of Identifier of above Person(s)

Signature of Identifier with Date

Md A Ali
Barasat Court, P.O. :- ,District:-North 24-Parganas,
WEST BENGAL, India,


28/5/12



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Addl. District Sub-Registrar
BIDHAN NAGAR, (Salt Lake City)
(Debasish Dhar)

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
District:-North 24-Parganas

Endorsement For Deed Number : I - 06542 of 2012
(Serial No. 07150 of 2012)

On

Payment of Fees:

On 28/05/2012

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 Cash

Rs. 11102.00/-, on 28/05/2012

(Under Article : A(1) = 11088/- ,E = 14/- on 28/05/2012)

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.-1,47,94,996/-Remission on the difference of Market Value and set Forth Value is applicable, SD and Fee calculated on 10,09,000/-

Certified that the required stamp duty of this document is Rs.- 50470 /- and the Stamp duty paid as: Impressive Rs.- 10/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 45000/- is paid, by the draft number 188357, Draft Date 26/05/2012, Bank Name State Bank of India, BIPLABI ANUKUL CH STREET, received on 28/05/2012
2. Rs. 5470/- is paid, by the draft number 032831, Draft Date 26/05/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 28/05/2012

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

Presented for registration at 12.36 hrs on :28/05/2012, at the Office of the A.D.S.R. BIDHAN NAGAR by Brijraj Narayan Singh , one of the Claimants.

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

Execution is admitted on 28/05/2012 by

1. Brijraj Narayan Singh, son of Lt Nirmalendra Narayan Singh , Flat No:4 A, 42 A Hazra Rd, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :- 700019, By Caste Hindu, By Profession : ---
2. Usha Kumari Singh, wife of Lt Nirmalendra Narayan Singh , Flat No:4 A, 42 A Hazra Rd, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :- 700019, By Caste Hindu, By Profession : ---

Identified By Md A Ali, son of . . ., Barasat Court, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession: Advocate.

28 MAY 2012
Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

**Endorsement For Deed Number : I - 06542 of 2012
(Serial No. 07150 of 2012)**

Admission Execution(for exempted person)

1. Execution by Dilip Bakshi

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



28 MAY 2012

X
Addl. District Sub-Registrar
Bidhan Nagar, (Salt Lake City)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 13148 to 13163
being No 06542 for the year 2012.



X
(Debasish Dhar) 28-May-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

SIGNATURE OF THE
RESPONDENT/
PURCHASER/SELLER/
BUYER/CLAIMANT
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 :- (BRIJRAJ NARAYAN SINGH)



LH.					
RH.					

ATTESTED :- (USHA KOHARI SINGH)



LH.					
RH.					

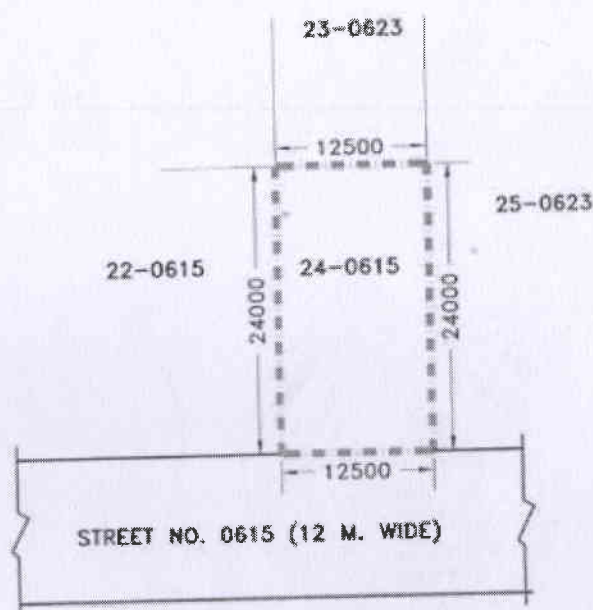
SITE PLAN OF PREMISES NO. 24-0615, PLOT NO. 1325 IN AA-IIB
OF NEW TOWN, KOLKATA .

MOUZA - RECJUANI, J.L. NO.13, RAJARHAT-BISHNUPUR-I G.P.

UNDER NEW TOWN POLICE STATION

SCALE - 1:600

Area = 300.00 Sq.M.



Brigadier

Usha K. Singh

ALL DIMENSIONS ARE IN MM.

Satish Chandra
Chief Planner

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



Hidco Bhawan, 35-1111 (W.B.), New Town, Kolkata-700156



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 MAY 2012