

01457/2014

Page No 1

507/901



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 342906

3000/11
 12-45
 Value 5. April 255 607
 State Registrar of Instruments II
 Kolkata



Certified that the foregoing is a true and correct copy of the original as per the records maintained by me.

[Signature]
 7/2/14

DEED OF CONVEYANCE (Individual)

THIS INDENTURE OF SALE made on this.....^{3rd}..... day of
February 2014.

BETWEEN

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD., a Govt. Company incorporated under the Companies Act, 1956 (Act I of 1956) and the Planning Authority, as

[Signature]

[Signature]

Contd. to Page No 2

3324

22 OCT 2013

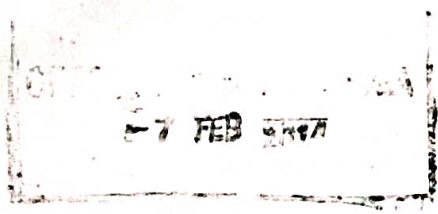
107

Sl. No..... Dt..... Rupees.....
 Mr. Sri/Genl. *Bikash Chandra Biswas*
 Address *66 - Tapati Mandali, Flat 3A, Block - II*
83 Jessore Road, Madhyanagar, Kol-132
 P. S.....
 Vendor..... *S K Dey*

Santosh Kr. Dey
 ALIPUR POLICE COURT
 Kolkata - 27



Prathna Saha
 S/O Late R.M Saha,
 Alipor police court
 KOL-27,
 Deed writer



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 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 authorised 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

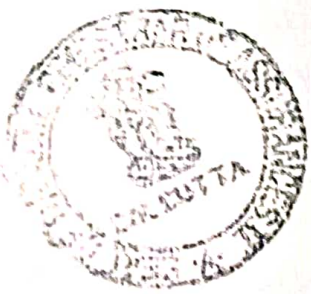
AND

SRI BIKASH CHANDRA BISWAS, son of Late Santosh Kumar Biswas, & SMT PAPRI BISWAS, wife of Bikash Chandra Biswas, residing at C/o- Tapati Mondal, Flat - 3A, Block 11, 83 Jessere Road, Srijan Midlands, Madhyamgram, Kolkata 132, 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




1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



ADMITTED TO POST OFFICE
- 7 FEB 1977

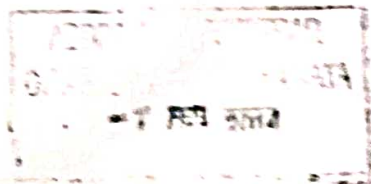
focus area has been limited to the development of a planned town (hereinafter called the New Town, Kolkata) and the Collector, North 24 Parganas and Collector, South 24 Parganas, on the requisition of Government in the Housing Department by and under a good number of Land Acquisition Cases had acquired 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





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 building thereon for residential purposes after complying with all formalities for allotment of such land by the VENDOR.

NOW THIS INDENTURE WITNESSETH that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the PURCHASERS and in consideration of a sum of Rs. 8,55,605/- (Rupees eight lakh fifty five thousand six hundred and five) only less discount @6% of the land price for down payment, 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



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50



RECEIVED
27 FEB 1957
MADRAS

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 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 for ever.

THE PURCHASERS hereby covenant 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 & 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.





KEMENTERIAN DALAM NEGERI
 DIREKTORAT JENDERAL KEPOLISIAN
 7 FEB 1974

- III. The PURCHASERS shall not make any excavation in the land, nor remove any earth/subsoil therefrom in contravention of provisions of any Act and Rule of the land use and management and if made with the prior permission of the Competent Authority, regard shall be had so that the surrounding plots and common areas possessed by the VENDOR are not disturbed in any way.
- IV. The 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 authorised by the VENDOR or Local Body to inspect, maintain and construct/reconstruct the sewer lines and water meter, storm-



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



ADDITIONAL REGISTRAR
REGISTRATION
27 FEB 2010

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.
- 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 charge 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





ADDITIONAL POSTAGE
NEEDS TO BE PAID
-7 FEB 1960

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.
3. The PURCHASERS shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to similar purchasers in respect of other plots of lands of New Town, Kolkata. Facilities of services such as roads, sewer, drainlines and waterlines will be made available at the peripheral





NEW YORK, N.Y.
FEB 27 1957

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 costs.

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 298.33 Sq. ^{Meters} be same or little more or less being Premises No. 52 - 0648 in Street No. 0648 (12 ^{Meters} wide), No 0675 (20 ^{Meters} wide) (Erstwhile Plot No. 1855 in Block No. AA-IIC) Category HIGI-II situated in the New Town, Police Station New Town, District North 24 Parganas presently in the Panchayet area in Mouza Raigachhi, J.L. No. 12 under Rajarhat-Bishnupur I G. P.

Butted and bounded as follows :

ON THE NORTH : Street No. 0675 (20 ^{Meters} wide) + No 0648 (12 ^{Meters} wide)
 ON THE SOUTH : Premises No. 50-0648 + 41- 4444
 ON THE WEST : Premises No. 41 - 4444 + Street No. 0675 (20 ^{Meters} wide)
 ON THE EAST : Street No. 0648 (12 ^{Meters} wide) + Premises No. 50-0648

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



ANNEXURE
-7 FEB 2014

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

3.2.14
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

2.

Asstt. Admin. Officer
W.B. HIDCO LIMITED

Poppi Biswas

SIGNED BY THE ABOVENAMED PURCHASERS

In presence of the Witnesses:

1. Prodyot Kumar Biswas,
62/20A Jorabagan Road,
Jadavpur,
Kolkata-47
W.B.
03324110192.

2. Anida Biswas
62/20A Jorabagan Rd.
Kolkata-700047.
033-29110192

SIT

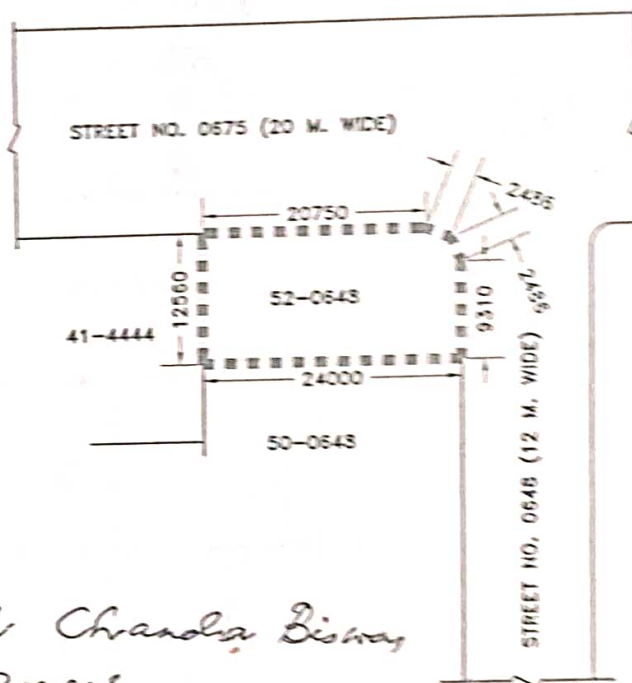
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



REGISTRAR
OFFICE
- 7 FEB 2016

SITE PLAN OF PREMISES NO. 52-0648, PLOT NO.1855 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 = 298.33 Sq.M.



Bikash Chandra Biswas
Papri Biswas.

ALL DIMENSIONS ARE IN MM.

SB. Dasgupta
 Chief Planner



Hidco Bhaban, 35-1111 (WZ), New Town, Kolkata-700158

PREPARED BY : ANTA












[Signature]
 3.2.14

General Manager (Marketing)
 W.B. HIDCO LIMITED



RECEIVED
OFFICE OF THE REGISTRAR OF ASSURANCES
-7 FEB 2010

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name Pooja Chandra Purohit

Signature 

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name Pooja Biswal

Signature Pooja Biswal

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name

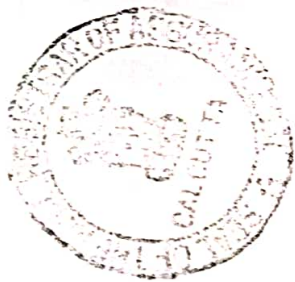
Signature

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name



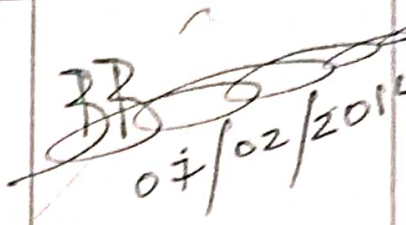
Signature








STAMP
-7 FEB 2010

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 01457 / 2014, Deed No. (Book - I , 01507/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bikash Chandra Biswas C/o Tapati Mondal, Flat - 3 A, Block 11, 83, Jessore Road Srijan Midlands, Madhyamgram, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700132	 07/02/2014	 LTI 07/02/2014	 07/02/2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bikash Chandra Biswas Address -C/o Tapati Mondal, Flat - 3 A, Block 11, 83, Jessore Road Srijan Midlands, Madhyamgram, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700132	Self	 07/02/2014	 LTI 07/02/2014	
2	Papri Biswas Address -C/o Tapati Mondal, Flat - 3 A, Block 11, 83, Jessore Road Srijan Midlands, Madhyamgram, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700132	Self	 07/02/2014	 LTI 07/02/2014	Papri Biswas.

Name of Identifier of above Person(s)

Partha Saha
Alipore Police Court, Kol, District:-Kolkata, WEST
BENGAL, India, Pin :-700027

Signature of Identifier with Date

Partha Saha
7.2.2014




ADDITIONAL REGISTRAR
 (Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 01507 of 2014
(Serial No. 01457 of 2014 and Query No. 1902L000003666 of 2014)

On 07/02/2014

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
- Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 9503.00/-, on 07/02/2014

(Under Article : A(1) = 9405/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 07/02/2014)

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 been assessed at Rs.-1,47,12,658/-Remission on the difference of Market Value and set Forth Value is applicable, SD and Fee calculated on 8,55,605/-

Certified that the required stamp duty of this document is Rs.- 42800 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 42700/- is paid , by the draft number 157413, Draft Date 06/02/2014, Bank :
State Bank of India, ALIPORE, received on 07/02/2014

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

Presented for registration at 12.45 hrs on :07/02/2014, at the Office of the A.R.A. - II KOLKATA by Sri
Bikash Chandra Biswas , one of the Claimants.

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

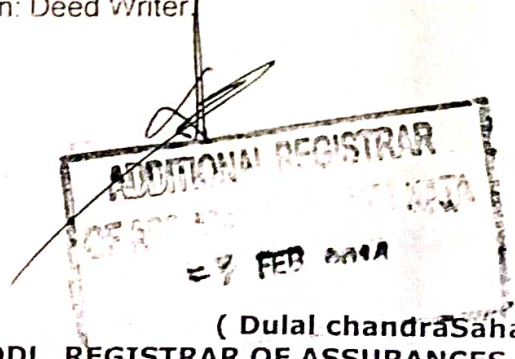
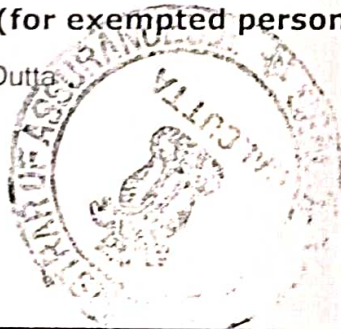
Execution is admitted on 07/02/2014 by

1. Sri Bikash Chandra Biswas, son of Late Santosh Kumar Biswas , C/o Tapati Mondal, Flat - 3 A, Block 11, 83, Jessore Road Srijan Midlands, Madhyamgram, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700132, By Caste Hindu, By Profession : Others
2. Smt Papri Biswas, wife of Bikash Chandra Biswas , C/o Tapati Mondal, Flat - 3 A, Block 11, 83, Jessore Road Srijan Midlands, Madhyamgram, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700132, By Caste Hindu, By Profession : Others

Identified By Partha Sana, son of Late R N Sana, Alipore Police Court, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Deed Writer

Admission Execution(for exempted person)

1. Execution by Debjani Dutta



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

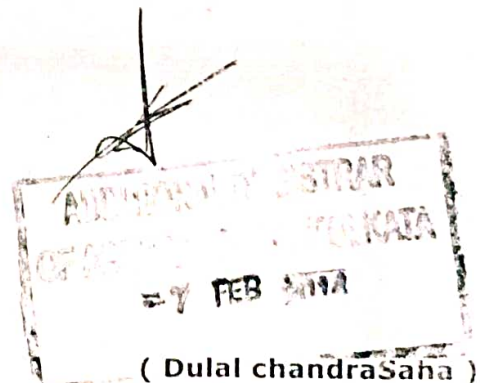


Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 01507 of 2014
(Serial No. 01457 of 2014 and Query No. 1902L000003666 of 2014)

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.

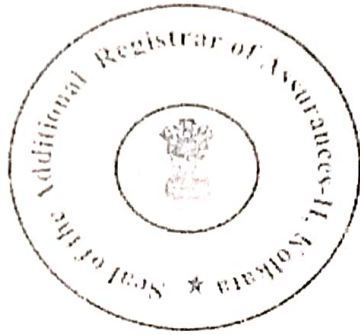
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2904 to 2920
being No 01507 for the year 2014.



A handwritten signature in black ink, appearing to read "Dulal chandra Saha", is written over the text below.

(Dulal chandra Saha) 11-February-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal