

2696

I - 02691/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 891384

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

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

17 SEP 2014

DEED OF CONVEYANCE (INDIVIDUAL)

THIS INDENTURE OF SALE made on this 7th day of July 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 appointed by the State Government vide order No 1490-HI/HGN/NTP/1M-1/98 dated 14th September, 1999, in

Sankar Chatterjee

P. S. Chatterjee

5285/1A
17/9/14
11.08
v. S. Chatterjee

respect of the Planning Area declared as such under Notification No. 1423/HI/HGN/NTP/IM-1/98 dated 27th August, 1999, herein after 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) /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 PRABHAT KAMAL BEZBORUAH**, son of Nil Kamal Bezboruah residing at Flat -41, 17, Lower Range, Kolkata 700017, hereinafter referred to as the **PURCHASER** (which expression shall where the context so admits include his heirs, executors, administrators, representatives, assigns) of the **OTHER PART**.

WHEREAS although the **VENDOR** Corporation has statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town

Smita Dasgupta

P. K. Dasgupta

(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 Case 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

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P. S. S. S.

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 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 PURCHASER and in consideration of a sum of Rs.1109974.00 (Rupees Eleven Lakh Nine Thousand Nine Hundred Seventy Four)

Dairachayya

[Signature]

only 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/^Pher^{to}self as to the conditions and description of such land and also as to the amenities and facilities appertaining to such land as to the nature, scope and extent of benefit or interest provided by the VENDOR , the VENDOR doth hereby sell, grant, convey and transfer unto the 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:-

1. The PURCHASER shall preserve the boundary pillars provided in the demised land.

Sankarappa

P. S. S.

- 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 framed from time to time for the New Town , Kolkata, and according to plans, specifications, elevations, designs and sections sanctioned by the VENDOR and which 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 areas 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.

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- 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

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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 /S 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 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 is liable to compensate for any damage caused by him/^{or her} to the infrastructure provided by the VENDOR. [✓]

David Babu

David Babu

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 demised land without any interruption by and from the VENDOR or its agents and representatives whosoever.
3. The PURCHASER shall be provide 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 Newtown, Kolkata. Facilities of services such as roads, sewer, drainlines and waterlines will be made available at the peripheral roads (where such lines have been taken as per planning abounding the demised land) from which connection will be taken by the PURCHASER at ^{his} ~~his/her~~ _{their} own cost.

Dai Narayan

R. J. S.

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 ⁰²300.22 Sq. Meters be same or little more or less being Premises No. 07-0727 in Street No. 0727 (13 M. WIDE) (Erstwhile plot No 2643 in Block No. AA II D) Category HIGI-II situated in the New Town, Police Station Airport, District North 24 Parganas, Mouza Gopalpur J.L. No 2 Under Erstwhile Rajarhat Gopalpur Municipality.

Butted and bounded as follows:

ON THE NORTH : Street No.07727 (13M, WIDE), Premises No. 05-0727

ON THE SOUTH: Premises No. 09-0729 & Premises No. 09-0727

ON THE WEST: Premises No. 05-0727 & Premises No. 09-07

ON THE EAST : Premises no. 09-0727 & Street No. 0727 (13 M. WIDE)

Sankarappa

P. S.

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

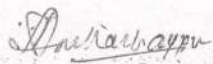



7.7.14
General Manager (Marketing)
W.B. HIDCO LIMITED

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

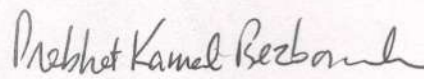
In presence of the Witnesses.

1.


Asstt. Admin. Officer
W.B. HIDCO LIMITED


Asstt. Admin. Officer
W.B. HIDCO LIMITED

2.


PAN- ACTPB0517G

SIGNED BY THE ABOVENAMED PURCHASER

In presence of the Witnesses

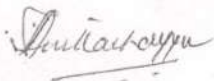
1. Ranjan Singh
RANJAN SINGH

100/B Durga Charan Doctor Rd
KOL-700014 (M) 9231597708

2. Arun Halder
ARUN HALDER



vill. Thakurchak. P.O. Suryanagar
Dist- South 24 Parganas (M) 9883539982
Pin 743374

Drafted by WBHIDCO Ltd. and approved by Ld. L R, W.B. dated 09.03.2004 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. 02696 / 2014, Deed No. (Book - I , 02691/2014)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Prabhat Kamal Bezboruah Flat:- 41,17, Lower Range, District:-Kolkata, WEST BENGAL, India, Pin :-700017	 17/09/2014	 LTI 17/09/2014	<i>Prabhat Kamal Bezboruah</i> 17/9/14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Prabhat Kamal Bezboruah Address -Flat- 41,17, Lower Range, District:-Kolkata, WEST BENGAL, India, Pin :-700017	Self	 17/09/2014	 LTI 17/09/2014	<i>Prabhat Kamal Bezboruah</i>

Name of Identifier of above Person(s)

Dipak Ray Chaudhuri
4, K S Roy Road, Room No 4, District:-Kolkata, WEST
BENGAL, India, Pin :-700001

Signature of Identifier with Date

Dipak Ray Chaudhuri
Advocate
17.09.2014



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

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR

17 SEP 2014



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

Endorsement For Deed Number : I - 02691 of 2014
(Serial No. 02696 of 2014 and Query No. 1504L000005285 of 2014)

On 17/09/2014

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 12213.00/-, on 17/09/2014

(Under Article : A(1) = 12199/- ,E = 14/- on 17/09/2014)

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.-2,24,18,190/-Remission on the difference of Market Value and set Forth Value is applicable, SD and Fee calculated on 11,09,974/-

Certified that the required stamp duty of this document is Rs.- 66618 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 17618/- is paid , by the draft number 410760, Draft Date 17/09/2014, Bank : State Bank of India, CF BLOCK,SALT LAKE, received on 17/09/2014
2. Rs. 49000/- is paid , by the draft number 410759, Draft Date 17/09/2014, Bank : State Bank of India, CF BLOCK,SALT LAKE, received on 17/09/2014

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

Presented for registration at 11.50 hrs on :17/09/2014, at the Office of the A.D.S.R. BIDHAN NAGAR by Prabhat Kamal Bezboruah ,Claimant.

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

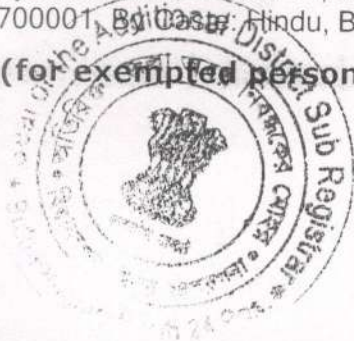
Execution is admitted on 17/09/2014 by

1. Prabhat Kamal Bezboruah, son of Nil Kamal Bezboruah , Flat- 41,17, Lower Range, District:-Kolkata, WEST BENGAL, India, Pin :-700017, By Caste Hindu, By Profession : Others

Identified By Dipak Ray Chaudhuri, son of . . . , 4, K S Roy Road, Room No 4, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

Admission Execution (for exempted person)

1. Execution by D Dutta



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

17 SEP 2014

(Goutam Sinha Roy)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02691 of 2014
(Serial No. 02696 of 2014 and Query No. 1504L000005285 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.

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR



17
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

17 SEP 2014 (Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

No. M-5667 /WBIDCO/ADMN-574/2004 (Plot No. AAD-2643)

Dated: 08.7.14

To
The Addl. District Sub-Registrar, Bidhannagar,
At Bikash Bhavan, Salt lake,
Kolkata-700091.

I - 02691/14

Sub: Forwarding of prepared deed of Conveyance executed between WBIDCO Ltd. and Sri Prabhat Kamal Bezboruah for registration, as per rule 22A of West Bengal registration Rules, 1962, in respect of plot no. 2643. Premises No. 07-0727. Category H161-II. Action Area AA II D.

Ref: Notification no. 2851-F.T, Kolkata dated 16.08.2004 of the Finance (Revenue) Dept., Govt. of West Bengal regarding exemption (Under section 88 of the registration Act,1908) to MD, WBIDCO Ltd. or any officer authorized by him from personal appearance before the Registering Authority for Registration of Deed of Conveyance executed by WBIDCO Ltd.

Sir,

I am directed to inform you that being duly authorized by WBIDCO Ltd. the VENDOR, a Deed of Conveyance has been executed by the undersigned in favour of the PURCHASER/LESSEE Sri Prabhat Kamal Bezboruah.

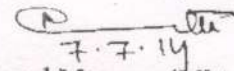
It may please be noted that Sri/Smt Prabhat Kamal Bezboruah, as the messenger of the instant letter, is going to present the said indenture before you for registration of the same.

You are requested to please accept the presentation of the deed and admit it to registration.

The undersigned has been exempted from personal appearance before the registering authority under the notification cited above.

Thanking you,

Yours faithfully



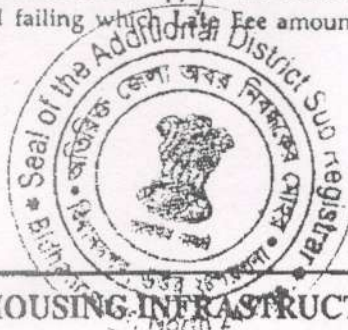
General Manager(Mktg)

Encls: 1. Printed executed deed
4. Site plan-02(two) copies.

No. M- / /WBIDCO/ADMN-574/2004 (Plot No. AAD-2643)

Dated:

Copy forwarded for information to:-
Sri/Smt Prabhat Kamal Bezboruah ---with the request to arrange for registration of the Deed & submission of a certified copy of the same to this office within 03(three) months from the date of execution of the Deed failing which Late Fee amounting to Rs. 5,000/- (Rupees five thousand) only will be charged by this office.



General Manager(Mktg)

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

(A Govt. of West Bengal Undertaking)

"HIDCO BHABAN", Premises No.: 35 - 1111, Major Arterial Road, 3rd Rotary, New Town, Kolkata-700156
Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-3016/6009, e-mail : housing@cal2.vsnl.net.in / wbhidcoltd@gmail.com,
Website : www.wbidcoltd.com

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 8848 to 8866
being No 02691 for the year 2014.



(Goutam Sinha Roy) 17-September-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

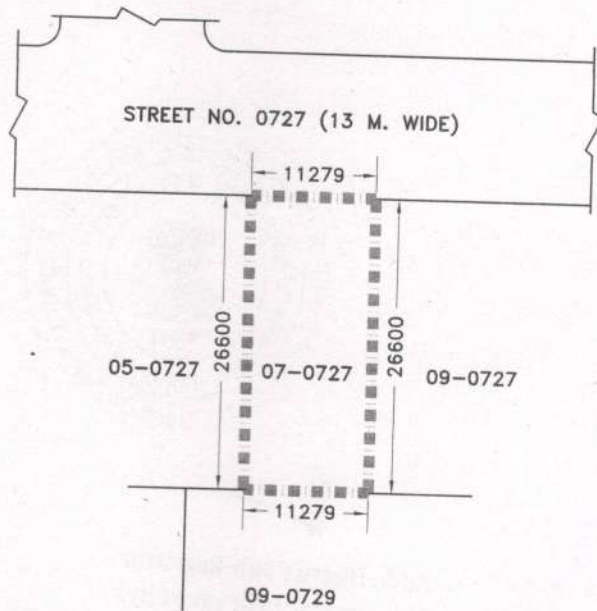
SITE PLAN OF PREMISES NO.07-0727, PLOT NO.2643 IN AA-IID
OF NEW TOWN, KOLKATA.

MOUZA - GOPALPUR, J.L. NO.2, ERSTWHILE RAJARHAT GOPALPUR MUNICIPALITY.

UNDER AIRPORT POLICE STATION

SCALE - 1:600

AREA = 300.02 Sq.M.



ALL DIMENSIONS ARE IN MM.

[Signature]
Chief Planner





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

PREPARED BY : ANITA

[Signature]
7.7.14

General Manager (Marketing)
W.B. HIDCO LIMITED

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants						
<i>Prabh of Kamel Beedkar</i> 		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					