

Deed No - 11972/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

47AA 047638

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 18-11-11

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103

112.50
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 122.00




নং 3857 তার 19.08.2011 10f
 জেতার নাম _____
 মাং _____
 প্রাপ্ত ভেদার নাম _____
 বিধান নগর (সল্টলেক সিটি) এ ডি. এস. আর. High Court Calcutta
 মোট স্বাক্ষর করা তার 106
 সনদ নং _____ মোট কত টাকা খরিদ _____
 উজর্জী বারাকপুর ভেদার মিতা দত্ত

K. C. TRIPATHI
 Advocate
 High Court Calcutta
 107 JUNY 2011
 10 JUN 2011
 998000

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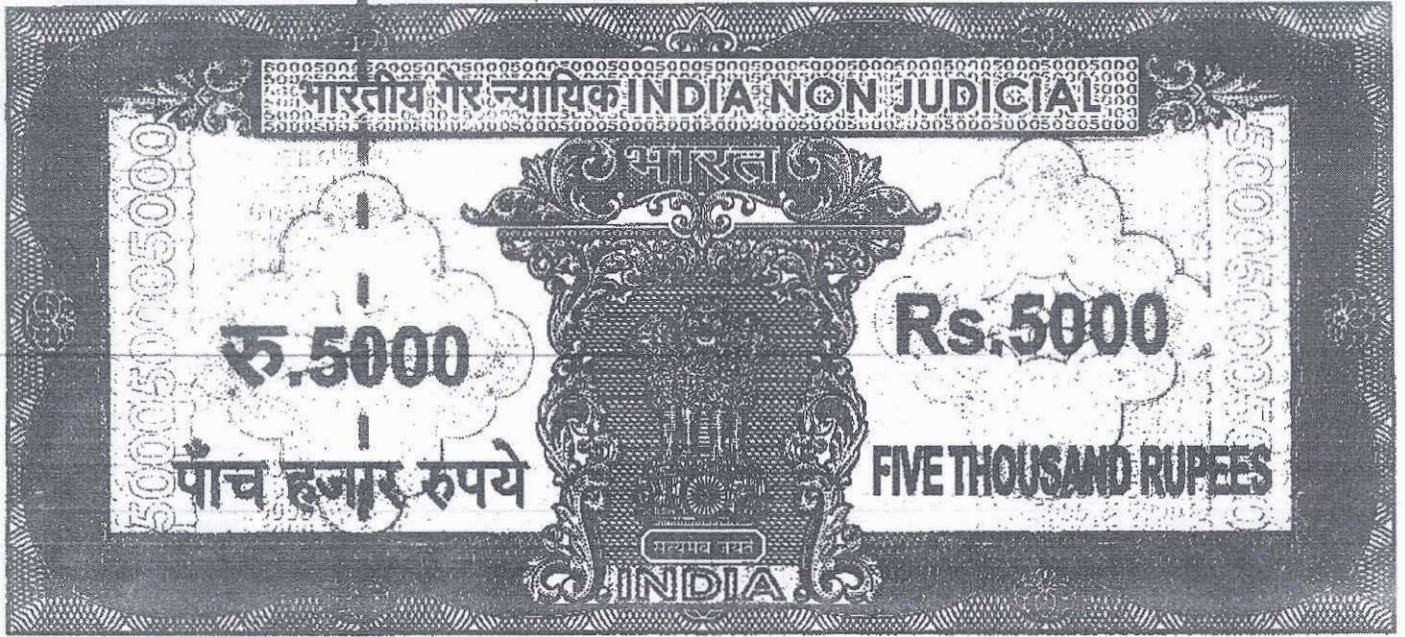
Total Rs. 46.00
 1329875324


Additional District Sub Registrar
Bidhannagar (Salt Lake City)
 18-10-11



12802

1-11972



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 17.10.11
 1.80
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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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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

[Handwritten Signature]

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

17 OCT 2011

THIS INDENTURE OF SALE made on this 17th day of October 2011
BETWEEN

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11013

3 MAY 2011

No. Date

Sold to: *M/s. Sanyam Pvt. Ltd.*

Address: *Sanyam Station, 160 @, Citaranjan Area, KOL.*

Rs. *5000/-*

L. S. VERMA
HIGH COURT, KOL.



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

Identified by me 17 OCT 2011
Deputy Chakrabarty
s/o M. L. Chakrabarty
28, D. B. St.
Bally, Howrah,
Service.



BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. a Govt. of West Bengal 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 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 PAN no. AAACW4115F and having it's registered office at Salt Lake Stadium Complex, Gate No. 3, Sector-III, Salt Lake, P.S. Kolkata - 700098, represented by the Managing Director or Joint Managing Director/General Manager (Administration),/Addl. General Manager(Admn.),/Addl. General Manager(Marketing) of the said State Government 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 executors, administrators and successors-in-office and assigns) of the **ONE PART**

AND

SANMARG PRIVATE LIMITED, having PAN no. AADC58915L and having its registered office at 160B, Chittaranjan Avenue, P.S Jorasankoo Kolkata-700 007, in the district of Kolkata represented by its Company Secretary, Mr. Mahesh Kumar Agarwal by faith a Hindu and working for gain at SANMARG PRIVATE LIMITED at 160B, Chittaranjan Avenue, Kolkata 700007, hereinafter referred to as the **PURCHASER** (which expression shall where the context so admits include its successors-in-Interest and 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 encumbrances under Section 16 of the Land Acquisition Act, 1894.

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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 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 PURCHASER applied to the VENDOR for purchase of a piece and parcel of land in the New Town, Kolkata so as to enable the PURCHASER to erect a building thereon for setting up a modern printing press including other offices after complying with all formalities for construction as per the building rules and 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. 4,43,44,080/- (Rupees Four Crores Forty Three Lakhs Forty Four Thousand Eighty) 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 itself as to the conditions and

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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 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 buildings 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 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 condition as the VENDOR may decide and not to use the said demised land for any purpose other than setting up a modern printing press including other offices under the principal use "Business".
- 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 Rules 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 the sewer / water connection

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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 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 for providing the services as covenanted herein within the New Town. The VENDOR 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 buildings or other premises in consequence of the execution of the aforesaid works and also against all

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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 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 hold and enjoy the said demised land forever without any interruption by the VENDOR or any of its agents or representatives whatsoever.
3. The PURCHASER shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to other similar purchasers in respect of similar 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 roads (where such lines have been taken as per planning abounding the demised premises) from which connection will be taken by the PURCHASER at his/her/their/its own cost.
4. The VENDOR further covenants with the PURCHASER to save harmless indemnify and keep indemnified the PURCHASER from or against all encumbrances, losses, claims charges and equities whatsoever arising or accruing before execution of these presents.

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Schedule

ALL THAT piece and parcel of land measuring about 4120.836 Sq. Metres (1.018 Acres) be same or little more or less being in Street No 775(20.0m.R.O.W) (Plot no. IID/24. in Block IID) situated in the New Town, Police Station New Town, District North 24 Parganas under Mouza Noapara, J.L. No. 11 Erstwhile Rajarhat - Gopalpur Municipality

Butted and bounded as follows:

ON THE NORTH: BY STREET NO. 775(20.0m.R.O.W)

ON THE SOUTH: BY PLOT NO. IID/20, IID/19 and IID/18

ON THE WEST : BY PLOT NO. IID/23

ON THE EAST : BY Plot No.IID/27

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

SIGNED SEALED AND DELIVERED BY

AGM (MARKETING)
W. B. HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.

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

IN PRESENCE OF THE WITNESSES

1. *Shyamananda Banerjee*
Asst. Administrative Officer
WB HIDCO LTD.
2. *Ashit Banerjee*
Asst. Administrative Officer
WB HIDCO LTD.

SIGNED BY THE ABOVENAMED PURCHASER

IN THE PRESENCE OF WITNESSES:

1. *Sandip Kumar*
Ct. 276, Sector-II
SALT LAKE CITY KOL-700091
2. *Ashwini Kumar*
300/H/10 Belgachia Rd
KOL-37

BANMARG PRIVATE LIMITED

Megamwal
Company Secretary
(*Manish Kumar Agarwal*)
Authorized Signatory

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

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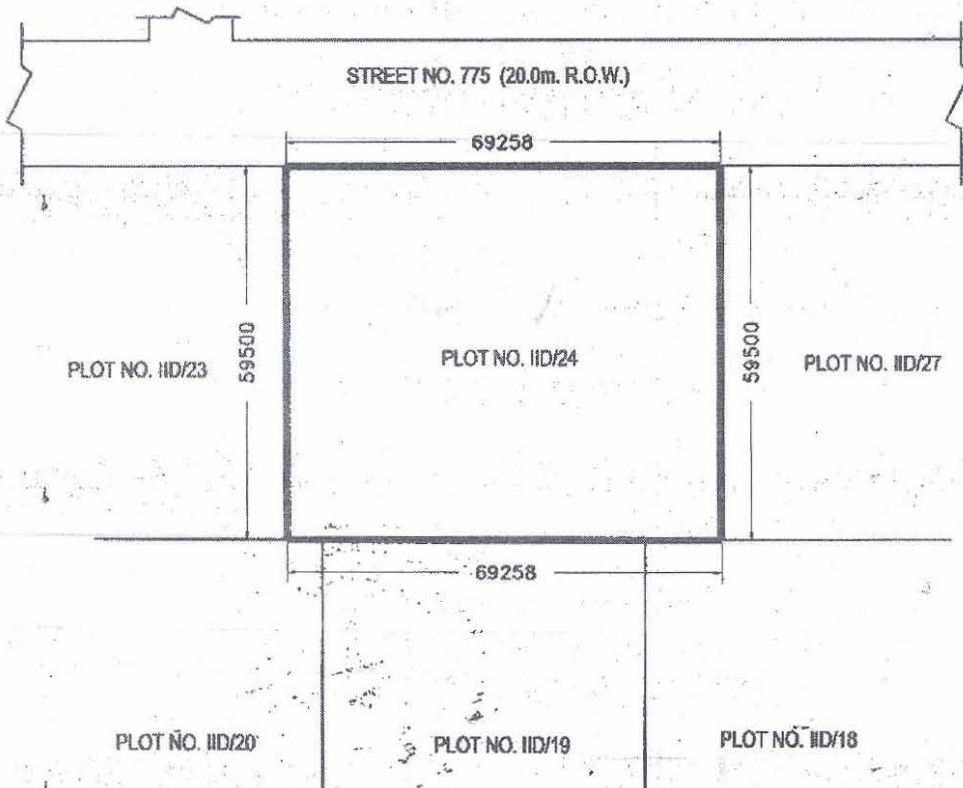
SITE PLAN OF PLOT NO. IID/24
OF JYOTI BASU NAGAR .

SCALE - 1:1000

MOUZA - NOAPARA, J.L. NO.II, ERSTWHILE RAJARHAT GOPALPUR MUNICIPALITY.

UNDER NEW TOWN POLICE STATION

Area = 4120.836 Sq.M. (1.018 Acres)



ALL DIMENSIONS ARE IN MM.

Abhaya
General Manager (T & CP)

Ujjwal
AGM (MARKETING)
W. E. HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.



Salt Lake Stadium Complex, Gate No.3, Sector III, Salt Lake, Cal-91.

PREPARED BY : ANITA





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

Endorsement For Deed Number : I - 11972 of 2011
(Serial No. 12802 of 2011)

On

Payment of Fees:

On 17/10/2011

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. 0/-, on 17/10/2011

Amount by Draft

Rs. 487798/- is paid, by the Bankers cheque number 727116, Bankers Cheque Date 14/10/2011, Bank Name State Bank of India, Cotton St Cal, received on 17/10/2011

(Under Article : A(1) = 487784/- ,E = 14/- on 17/10/2011)

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.-44344080/-

Certified that the required stamp duty of this document is Rs.- 3104106 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 3099106/- is paid, by the Bankers cheque number 727115, Bankers Cheque Date 14/10/2011, Bank Name State Bank of India, Cotton St Cal, received on 17/10/2011

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

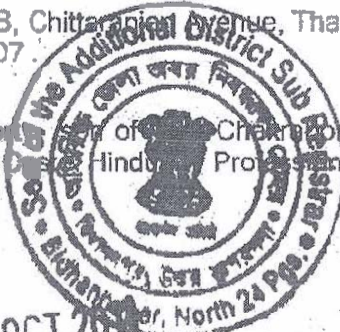
Presented for registration at 13.40 hrs on 17/10/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Mahesh Kr Agarwal ,Claimant.

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

Execution is admitted on 17/10/2011 by

1. Mahesh Kr Agarwal
Secretary, Sanmarg Pvt. Ltd., 160 B, Chittaranjan Avenue, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007
, By Profession : Service

Identified By Debadyuti Chakraborty of Chakraborty, 28, D B St, Bally, District:-Howrah, WEST BENGAL, India, P.O. :- , By Profession : Hindy, Professional Service.



17 OCT 2011
Addl. District Sub-Registrar
Bidhannagar, (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 - 11972 of 2011
(Serial No. 12802 of 2011)

Admission Execution(for exempted person)


1. Execution by Krishnendu Basak

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




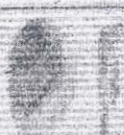









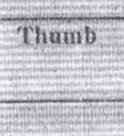
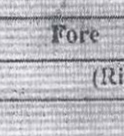
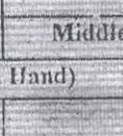
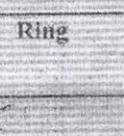
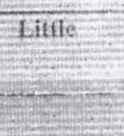
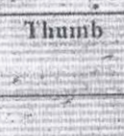
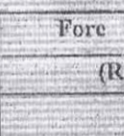
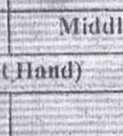
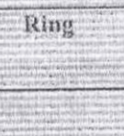
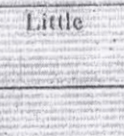
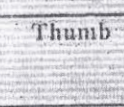
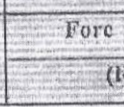
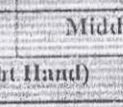
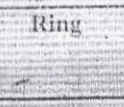
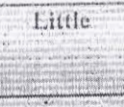
17 OCT 2011


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

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



SPECIMEN FORM FOR TEN FINGERPRINTS

	Manoj Kumar Agarwal					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
PHOTO						
	Little Ring Middle Fore Thumb					
	(Left Hand)					
						
	Thumb Fore Middle Ring Little					
(Right Hand)						
PHOTO						
	Little Ring Middle Fore Thumb					
	(Left Hand)					
						
	Thumb Fore Middle Ring Little					
(Right Hand)						
PHOTO						
	Little Ring Middle Fore Thumb					
	(Left Hand)					
						
	Thumb Fore Middle Ring Little					
(Right Hand)						



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. 12802 / 2011, Deed No. (Book - I , 11972/2011)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Mahesh Kr Agarwal		 LTI 17/10/2011	<i>Mahesh Kumar Agarwal</i> 17/10/2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
IV	Mahesh Kr Agarwal Address -160 B, Chittaranjan Avenue, Thana: Jorasanko, District: Kolkata, WEST BENGAL, India, P.O. :- Pin :- 700007	Self		 LTI 17/10/2011	<i>Mahesh Kumar Agarwal</i>

Name of Identifier of above Person(s)

Debadityuti Chakraborty
 28, D.B St. Bally, District: Howrah, WEST BENGAL, India, P.O. :-

Debadityuti Chakraborty

Signature of Identifier with Date

Debadityuti Chakraborty
17/10/11



[Signature]
 Addl. District Sub-Registrar
 Bidhannagar, (Salt Lake City)
 (Debasish Dhar)



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 4649 to 4663
being No 11972 for the year 2011.



[Signature]
Dhar) 17-October-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

[Stamp]

[Signature]
Adon: Additional District Sub-Registrar
Bidhanagar (Salt Lake City)
18/10/11