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22/3/07



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

MV-24,000,000/- A 624452

8-5000  
 2,419,95,500  
 1,20,00,000  
 24,000,000  
 Sale + 2e  
 23+4

Available under rule 21 and rule  
 46(17) of the  
 Act, 1955 that  
 from does not require stamp duty  
 under the Indian Stamp Act,  
 1899, Schedule I, A.

234

A 2639989F  
 E 2639996F

A-2639989  
 E-2639996

Additional District Sub-Registrar  
 (Notary Public)  
 4/4/2007

Amulya

16-10-07  
 22/3/07

THIS INDENTURE made on this 22nd day of March 2007

- Registration fees received by Bank draft  
Rs. 26,40,300/- vide NO - 130661 dated 21.3.07  
Issuing Bank S.B.I Kolkata Main Br.
- Deficiency stamp duty received by Bank draft  
- Rs 1,19,95,500/- vide NO - 130640 dated 21.3.2007  
Issuing Bank S.B.I Kolkata Main Br.

Amulya

22/3/07  
 4/4/07

to  
 Amulya

14



150237

5 MAR 2007

To: SHRISTI INFRASTRUCTURE  
Address: DEVELOPMENT CORPORATION LTD,  
28/1, Shakespeare Colony,  
Kolkata - 700 017



5 x 1000 = 5000 / 1100  
presented for Registration at A.M.P.M.  
On the 22nd of Mar 2007  
at the Registrar (Salt Lake City)  
Additional District Sub-Registrar  
Surenendra Kn. Khaitan

Additional District Sub-Registrar  
Salt Lake City I

Surendra

4232

22 MAR 2007

(1) Surenendra Kn. Khaitan  
Authorized Signatory / Director  
for Shristi Infrastructure Development Corporation Ltd  
F-13 Kailash Colony, New  
Corporate Office, 28/1 Shakespeare  
Safani Kot-17



SHRISTI INFRASTRUCTURE  
DEVELOPMENT CORPORATION LTD.

(SURENDRAN KUMAR KHAITAN)  
Authorized Signatory / Director

(2) Sunil Jha.  
Authorized Signatory / Director  
for Shristi Infrastructure Development  
Corporation Ltd.  
F-13 Kailash Colony, New Delhi  
Corporate Office, 28/1 Shakespeare  
Safani Kot-17



SHRISTI INFRASTRUCTURE  
DEVELOPMENT CORPORATION LTD.

(SUNIL JHA)  
Authorized Signatory / Director

Manra Chakrabarti  
S/o Late Manoranjan Chakrabarti  
3A, Lake Terrace  
Santoshpur, Kolkata

Additional District Sub-Registrar  
Salt Lake City I

22 MAR 2007

Manra Chakrabarti  
S/o Late Manoranjan Chakrabarti  
3A, Lake Terrace  
Santoshpur, Kolkata - 700075  
Carries





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 624453

-2-

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 Nb.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/1 M-1/98

cont. -- P/3

*[Handwritten signature]*

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150237

5 MAR 2007

Post  
Sold to ..... CHRISTIAN INFRASTRUCTURE  
Addressed ..... DEVELOPMENT CORPORATION LTD.  
201, Shakespeare Street,  
Kolkata - 700 017

L. S. VIDOR  
BCE GROUP LTD

5 x 1000 = 5000



Handwritten signature

National District Sub-Division  
Patanagar (Sub-Division)  
22 MAR 2007





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 624456

- 3 -

dated 27th August, 1999, hereinafter referred to as the WBHIDCO Ltd.

having its registered office at Salt Lake Stadium Complex, Gate No 3;

Sector - III, Salt Lake, Kolkata - 700 091, represented by the Managing

Director of the said State Govt. Company hereinafter referred to as the

VENDOR, (which expression shall include its executors, administrators

and successor-in-office assigns) of the ONE PART

*[Handwritten signature]*

Contd. - P/4

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten mark]*

180237

5 MAR 2007

No .....  
Sold to ..... SHRI SRI INFRASTRUCTURE  
Address ..... DEVELOPMENT CORPORATION LTD,  
20, Chikmagalur Sarani,  
MP Korkat-500017

L. S. VISAR,  
HIGH COURT CLERK

50/100025000



Additional District Sub-Registrar  
Mysore Nagar (Sub-Registrar Office)

22 MAR 2007





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 624457

- 4 -

AND

SHRISTI INFRASTRUCTURE DEVELOPMENT CORPORATION

LIMITED and having its registered office at, F-13, Kailash Colony, New

Delhi-110 048 and also its corporate office at 28/1, Shakespeare Sarani,

Kolkata-700 017 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.

contd. -- P/5

Ao

150237

5 MAR 2007

SHRISTI INFRASTRUCTURE  
DEVELOPMENT CORPORATION LTD,  
Addressed to: ... Sarani,  
... Kato, Katp, 700 017.

L. S. VIDHOL,  
HON. MEMBER - S.M.A.

5 x 1000 = 5000



Additional District Sub-Engineer  
Maddur ( East Side )  
22 MAR 2007





पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

A 624458

- 5 -

WHEREAS:

1. 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 State Government in the Housing Department on behalf of the VENDOR has acquired lands in the Districts of North 24 Parganas and South 24 Parganas and has

contd. --- P/6

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*[Handwritten mark]*

150237

5 MAR 2007

No .....  
Sold to .....  
Address .....  
.....

SHRUTI INFRASTRUCTURE  
DEVELOPMENT CORPORATION LTD.

.....  
Kolkata - 700 017

5 x 1000 = 5000

H. S. VERMA,  
MANAGER



Additional District Sub-Manager  
Bhawanagar (Sub-Division)

22 MAR 2007



transferred the same to the VENDOR conferring on the VENDOR the entire responsibilities of developing the infrastructure services therein and also with power to transfer lands by way of sale to the individual persons, Cooperative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutional and cultural purposes, etc.

2. The PURCHASER applied to the VENDOR for purchase of a piece and parcel of land in the New Town so as to enable the PURCHASER to erect buildings thereon for the purpose of setting up a Five Star Hotel Complex 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. 24,00,00,000/- (Rupees twenty four crores

only) the receipt whereof the VENDOR doth hereby admit and

*[Handwritten signature]*

*[Handwritten signature]* to *[Handwritten signature]*

contd. --- p/7



*[Handwritten signature]*

Additional District Sub-Registrar  
Mudholkar (Sub-Registrar)

22 MAR 2007



acknowledge and in consideration of the fact that the PURCHASER have taken inspection of such land and has satisfied themselves as to the conditions and description of such 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 by the VENDOR, the VENDOR doth hereby sell, grant convey and transfer unto the PURCHASER the said land more fully described and mentioned in the schedule hereunder written

*demised* (hereinafter referred to as the said <sup>demised</sup> land). TO HAVE AND TO HOLD the

*demised* said land hereby granted, transferred and conveyed, expressed or other

wise assured or intended to the use of the said PURCHASER ~~free from all~~

~~encumbrances~~ absolutely and forever.

The PURCHASER hereby covenants with the VENDOR as follows:

1. The purchaser shall preserve the Boundary Pillars provided in the

*demised* said land.

2. The purchaser shall use the said <sup>demised</sup> land exclusively for the purpose of

~~constructing a~~ setting up a Five Star Hotel Complex at the cost of

the PURCHASER in conformity with the Building Rules applicable

in New Town, Kolkata

contd. -- P/8

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten mark]*

and other rules and regulations as prescribed or framed from time to time for New Town, Kolkata and according to plans, specifications, elevations, designs and sections sanctioned by the VENDOR and with the condition as the VENDOR may decide and not to use the said <sup>demised</sup> land

*Amulya*

for any purpose other than the purposes as specified herein above.

3. 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 ~~said land~~ <sup>demised premises</sup>.

*Amulya*

4. The PURCHASER shall neither make any excavation in the land nor remove any earth/subsoil there from 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.

5. The PURCHASER shall not alter the location of the sewer/water connection lines except prior approval of VENDOR, which shall not

*Amulya*

contd. - P/9

*Amulya* *Amulya* *Amulya*



normally be allowed for the sake of greater interest of the project area.

6. The PURCHASER shall be liable to make all payments towards taxes, fees, rates, any other imposition, etc. that may be levied by local authority (in future) with effect from the date of present conveyance.
7. The VENDOR shall remain indemnified against any such claims/dues payable by the PURCHASER to any local authority in future.
8. The PURCHASER shall allow any person authorized by the VENDOR to inspect, maintain and construct/reconstruct the sewer lines, water meter, storm 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.
9. The PURCHASER shall pay and discharge all existing and future rates, taxes and other impositions, charges, and enhancement, if any, of land value on the date of purchase in respect of the said <sup>demised</sup> land and structure to be erected thereon which as and when determined by a Competent Authority to be payable by the

*[Handwritten signature]*

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 conda - P/10  
*[Handwritten signature]*

PURCHASER thereof to such authority under the provision of law for the time being in force.

10. The PURCHASER shall pay and continue to pay service charges to the VENDOR for providing the services as covenanted within New Town. VENDOR will assess and decide the periodical service charge to be paid by the purchaser from time to time.

11. 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 its aforesaid construction 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.

12. The PURCHASER is liable to compensate for any damage caused by him/her to the infrastructure of any kind provided by the VENDOR.



Contd. - P/11





The VENDOR Covenants with the PURCHASER as follows:

I. The PURCHASER observing, performing, fulfilling and discharging respective responsibilities, covenanted herein shall peaceably hold and enjoy the <sup>demised</sup> land without *any* interruption by and from the VENDOR or its agents and representatives whosoever.

II. The PURCHASER 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 similar, other plots of lands of Newtown, Kolkata. Facilities of services such as roads, sewer, drain lines and waterline will be made available at the peripheral roads (where such lines have been taken as per planning abounding the said land) from which connection will be taken by the PURCHASER at its own cost.

*Amulya*

*Amulya*  
P/12

SCHEDULE

ALL THAT piece and parcel of land measuring about 32374.60 Sq. Meters be the same

or little more or less being Premises No. ~~AA-11~~/CBD/2 (Erstwhile Plot no. Central)

<sup>CBD/2</sup> Business District in Block No. Action Area-II ) in Street No. M.A.R. situated

in New Town P.S. Rajarhat Dist; North 24 Parganas presently in Panchayat Area.

Butted and bounded as follows:

ON THE NORTH: WB HIDCO LAND

ON THE SOUTH: ARTERIAL ROAD

ON THE EAST: WB HIDCO LAND

ON THE WEST: MAJOR ARTERIAL ROAD

Contd. --- P/13

*Central*

*Surinder*

*2/10*



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

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

*[Signature]*  
**A. K. DUTTA ROY**  
ADDL. GENL. MANAGER (MKTG.)  
W.B. HOUSING INFRASTRUCTURE  
DEV. CORP. LTD.

SIGNED SEALED AND DELIVERED BY

FOR AND ON BEHALF OF  
SHRISTI INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED

SHRISTI INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.  
*[Signature]*  
**(SUNIL JHA)**  
Authorised Signatory / Director

presence of  
WITNESSES  
1. *[Signature]*  
**MANNA CHAKRABORTY**  
34, LAKE TERRACE,  
SANTOSH PUR. KOLKATA. 700075  
2.

SHRISTI INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.  
*[Signature]*  
**(SURENDRA KUMAR KHANTAN)**  
Authorised Signatory / Director

*Ashok Kumar Jais*  
3. Wood Street Calcutta 16

Drafted by WBHIDCO Ltd. and approved by Ld. L.R. W.B. dated 09-03-2004

*A7*

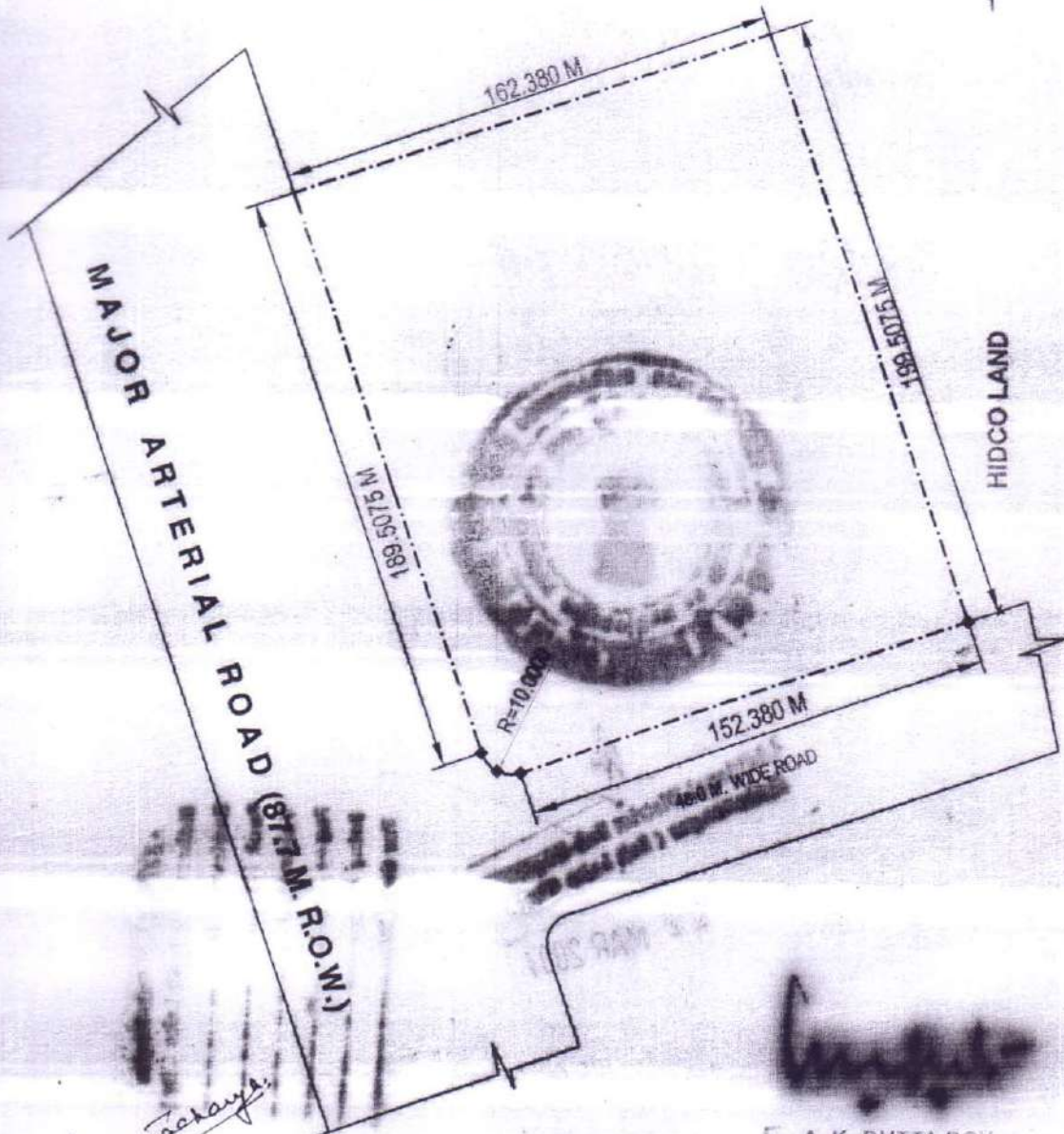
**SITE PLAN OF PLOT NO. CBD/2  
OF NEW TOWN, KOLKATA.**

SCALE - 1:2000

Area = 32374.6 Sq.M



HIDCO LAND



*A. K. Dutta Roy*  
Genl. Manager (T & CP)

ALL DIMENSIONS ARE IN METER

A. K. DUTTA ROY  
ADDL. GENL. MANAGER (MKTG.)  
W.B. HOUSING INFRASTRUCTURE  
DEV. CORPN. LTD.



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

SHRISTI INFRASTRUCTURE  
DEVELOPMENT CORPORATION LTD.

*[Signature]*

Authorised Signatory / Director



FINGER PRINTS

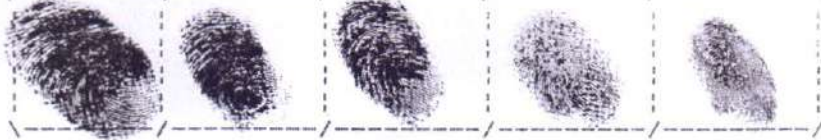


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(SURENDRA KUMAR KHAITAN)

Left Hand



Right Hand



*Handwritten signature*  
(SUNIL JHA)

Left Hand



Right Hand



Left Hand



Right Hand



Left Hand



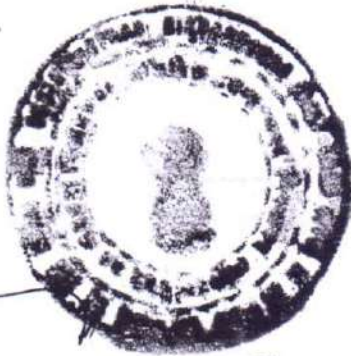
Right Hand





Additional District Sub-Registrar  
Solapur (Dist. Solapur, Maharashtra)

22 MAR 2007



Additional District Sub-Registrar  
Solapur (Dist. Solapur, Maharashtra)  
11.4.2007

Additional District Sub-Registrar  
Solapur (Dist. Solapur, Maharashtra)  
No. 109  
Page No. 275  
Serial No. 1833  
Date 11.4.2007