

The name "Sergeant Coop Housing Society" is Confirmed
in place of "Anubhav Coop Housing Society"



On 22.09.08

Pratima Saha

Deputy Registrar
of Co-Operative Societies
Cooperation Directorate, RTA Cell,
Govt of West Bengal

No. 7/14.../HIDCO/ADMN-127/2000/Bulk/PP-3 Calcutta, the 23.02.2004

To: Sri/Smt. Dilip Kumar Basu
Chief Promoter, Anubhav Co-operative Housing Society
138, S.N. Banerjee Road
Kolkata - 700 013

Sub : Letter of Offer of Allotment of plot of land to
~~Individual~~/Bulk Co-operative Society in the MIG/HIG Category.

Sir/Madam,

With reference to your application bearing No.000758 for the allotment of a plot of land in Action Area - II of New Town, Kolkata, I am directed to state that a plot of land measuring 1512 sq.m. (22.6 cottah) more or less in Action Area - II, New Town, Kolkata may be demised to ANUBHAV CO-OPERATIVE HOUSING SOCIETY (Proposed) on a free hold basis on following terms and conditions.

1. The Plot Number allotted to your Co-operative Society is 859/3 Block..... in Action Area - II of New Town, Kolkata.
2. Where allotment of the Plot has been done by HIDCO to the proposed Co-operative Society, the said Co-operative Society would have to be duly registered under West Bengal Co-operative Society Act 1983 (WB Act XLV of 1983). The Society so registered would have to execute an agreement with HIDCO within 6 months from the issue of this letter of offer of allotment. A copy of the registration certificate would have to be submitted to HIDCO.

The total price payable by you for the plot of land would be Rs. 29,38,000 (Rupees twenty nine lac thirty eight thousand only) (more or less) subject to final demarcation of the plot at site. The mode of payment of the price would be as follows :-

Certified to be
a true Copy

13/8/08
Addl. General Manager
(Marketing)
WBHIDCO

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)

Regd. Office : Salt Lake Stadium Complex, Gate No. 3, Sector III, Salt Lake, Kolkata-700 091
Telephone : 2335-7166/7148. Fax : 2335-6677/0096 E-mail : housing@cal2.net.in

19/2/04

19/2/04

- a) First Installment Rs. 734500/- (Rupees seven lac thirty four thousand five hundred only) (already paid as Application Money).
- b) Second Installment Rs. 734500/- (Rupees seven lac thirty four thousand five hundred only) i.e. 25% of the price payable within 3 months from the date of issuance of this offer letter.
- c) Third Installment Rs. 734500/- (Rupees seven lac thirty four thousand five hundred only) i.e. 25 % of price payable within 6 months from the date of issuance of this offer letter.
- d) Fourth Installment Rs. 587600/- (Rupees five lac eighty seven thousand six hundred only) i.e. 20% of price payable within 9 months from the date of issuance of this offer letter.
- e) Fifth and final Installment Rs. 146900/- (Rupees one lac forty six thousand nine hundred only) i.e. 5 % of price payable at the time of possession of the plot.
- f) For corner plots, an additional amount of Rs.
(Rupees.....
only) i.e. 10% over and above the total Price shall have to be paid. This amount would become payable along with the second installment of the price i.e. within 6 months from the date of issue of this letter.
- g) For "Special Scheme", after allowing discount of 6 % of the total price of the plot amounting to Rs.
(Rupees.....only) the entire balance price reduced by the Application Money already deposited is to be paid within 60 (sixty) days from the date of issue of this letter.
- h) Applicants may also avail of the 3 % discount on the price of plot of land if full land price is paid within 60 days from the date of issuance of this letter. In that case, the payable amount reduced by the already paid application money will be Rs. 21,15,360 (Rupees Twenty one Lac fifteen thousand three hundred sixty only).
- i) In terms of para (g) under Sub-heading 'The Scheme' of the scheme brochure, Price escalation upto Rs. 587600 (Rupees five lac eighty seven thousand six hundred only) i.e. upto 20% of the original price shall be payable along with the fifth and final installment i.e. before giving possession of the plot.
- j) If there is any default in payment of installment, the delayed payment charge at 16 % interest p.a. will be imposed upon the allottee.

Certified to be
a true Copy

[Signature]
Addl. General Manager
(Marketing)
WBHIDCO 13/8/8

8. The certified copy of the Deed would have to be made over by the allottee to the corporation within 60 (sixty) days from the date of registration of sale deed.
9. In case of withdrawal by a successful applicants/Co-operative Society either before or after issue of this letter of offer of allotment 25% of the Application Money will be deducted by HIDCO as Service Charge.
10. For any subsequent withdrawal from the scheme by the allottee/Co-operative Society i.e. after any other installment is paid the full amount of Application Money plus 10% of the installment paid will be forfeited to HIDCO as Service Charge. At no stage HIDCO would be liable to pay interest on refund, if any.
11. The allottee/Co-operative Society will be required to start construction of the building within 2 years or such extended period from the date of taking over possession of the plot and construct in compliance with the Building Rules and Development Control Regulations which would be in force in New Town Area, failing which the Corporation reserves the right to resume the plot of land.
12. The HIDCO would be at liberty, in case of any default on the part of the allottee, to observe and perform any of the obligations recited hereinbefore to cancel the allotment.
13. The HIDCO shall not be liable to pay any compensation excepting refund of land value already paid in the event of failure on the part of the corporation to allot the plot of land in pursuance of the offer letter on account of Force Majeure i.e. reasons beyond the reasonable control of the corporation.
14. This allotment of plot is subject to all other conditions as laid down in the Scheme Brochure already issued to the applicant.
15. The allottee/Co-operative Society should quote this letter and the allotted plot number in all subsequent correspondence.

**Certified to be
a true Copy**

[Signature]
Addl. General Manager
(Marketing)
WBHIDCO 13/8/04

[Signature]
Recd. 02/9/04
25/8/04
Chairman

13 19/7/04
General Manager (Admn.)/Addl. General Manager (Mktg.)

- k) The final demarcation of the plot would only be done after the entire land price due is paid. Variation in area up to 10% in final demarcation would have to be accepted. Payment of additional price at the original rate for increase in plot size upto 10% would have to be paid by the allottee. In case of decrease in area of the demised plot, the difference in price would be refunded by the HIDCO. If the area exceeds by more than 10% of the demised plot, HIDCO reserves the right to carve out the additional area for disposal otherwise.
- l) All payments would have to be made by Pay Order/Demand Draft only drawn in favour of "WB HIDCO Ltd" payable in Kolkata. Payment would only be received through Punjab National Bank, Salt Lake Branch, Sector-I, BA Block, Kolkata – 700 064.
4. The plot of land would be used solely for residential purpose in compliance with the Development Control Regulations etc. which would be in force in New Town area.
5. In addition to land price, the allottee/Co-operative Society would have to pay the following charges:
- i) - Stamp duty, Registration and other charges to the concerned Public Authorities. HIDCO may facilitate.
 - ii) Legal charges for documentation to HIDCO and other charges as may become admissible on account of building plan sanction, water/power charges etc.
 - iii) Tax and other impositions, if any, levied by the Government, HIDCO or any other Authority/Authorities.
 - iv) The service charges to WB HIDCO in lieu of the municipal tax for maintenance of services within the Township. This arrangement will continue till such time, the regular Municipal/Local Body is set up for the area, when the Municipality/Local Body shall levy taxes.
 - v) The maintenance of common areas falling within the plot would be looked after by the allottee/Co-operative Society. HIDCO will develop and maintain external services such as roads with street light, drainage, sewerage, water supply, parks and gardens etc. till such time the said services are taken over by the duly formed local body.
6. No assurance of completion of development work by any specified date or the manner of subject development would be given.
7. Physical possession of the plot would be handed over only after full payment of the land price and registration of sale deed by the competent Authority. If, however, possession of plot is delayed by HIDCO by more than 6 (six) months from the schedule date of possession the Corporation shall pay interest on installments already paid by the allottee during such extended period at the prevailing fixed term deposit rates for similar period offered by the State Bank of India.

Certified to be
a true Copy

[Signature]
Addl. General Manager
(Marketing)
WBHIDCO

13/8/8

R/POST



Dated

No. M- /HIDCO/ADMN-127/2000/AA-IIB-859/3/Mktg

To
The Estate Manager,
West Bengal Housing Infrastructure Development Corporation Ltd.
HIDCO BHABAN, 4th Floor, 3rd Rotary,
35-1111 MAR, New Town, Kolkata-700 156.

Sub.-: Possession of plot

Application No.-758 Scheme No.- AA-IIB, Category -Bulk-C Premises No. 06-0607
(Plot No. AAIB-859/3), Bank-P.N.B Plot area after measurement...1512.00 Sq.m

Sir,

This is to inform you that **SERGEANT Co-op. Housing Society Ltd.** the purchaser has registered the **Deed of Conveyance** in respect of Premises No. 06-0607 (Plot no. AAIB-859/3) in the office of **A.D.S.R, Rajarhat, New Town, North 24 Parganas, vide no. 04892/2014 dated 29.04.2014** after payment of Rs.35,25,600/- (Rupees Thirty-five lakh twenty-five thousand six hundred) only as land price.

2. You are requested to please hand over possession of aforesaid premises/ plot afresh to the Secretary/Chairman of **SERGEANT Co-op. Housing Society Ltd.** on verifying

- i) The letter of offer of allotment in original,
- ii) Original copy of this letter endorsed to the Purchaser,
- iii) Photo identity proof of Chairman /Secretary of the Co-operative Society.
- iv) Certificate of registration of said Cooperative Housing Society and the present Board of Directors duly authenticated by Jt. RCS (RTA).

and on obtaining a formal receipt from him/her/them in the form of "MEMORANDUM OF POSSESSION".

3. Such delivery of possession is required to be taken by the Purchaser as early as possible, preferably within two months.

4. On completion of delivery of possession of plot, a copy of "MEMORANDUM OF POSSESSION" may please be endorsed to the undersigned for records.

Yours faithfully,

sd/-
General Manager(Mktg)
Dated. 05.5.14

No. M- 4757 /1(5)/HIDCO/ADMN-127/2000/ AA-IIB-859/3/Mktg

Copy forwarded for information and necessary action to:-

1. E.D.(Engg.),WBHIDCO Ltd.
2. Chief Planner, WBHIDCO Ltd.
3. Chief Finance Officer, WBHIDCO Ltd.
4. Computer Section, WBHIDCO Ltd.
5. Secretary/Chairman, SERGEANT Co-op. Housing Society Ltd.,

C/o Mr. Debarshi Pande,
53/1/1B, Ballygunge Place,

Kolkata-700019-- with the request to please contact the concerned wing of the Estate Manager, HIDCO Bhaban, 4th floor along with the documents mentioned at Serial. No (i) to (iv) of para-2 for taking over possession of plot as early as possible, preferably within two months. More than 03 months delay from the date of issue of this letter in taking over possession will invite payment of late fee @ Rs.5,000/-.

R. S. S. S. S.
20.5.14
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.wbhidcoltd.com

R/Post



No. M- /HIDCO/ADMN-127/2000/AA-IIB-859/3/Mktlg

Dated

To
The Estate Manager,
West Bengal Housing Infrastructure Development Corporation Ltd.
HIDCO BHABAN, 4th Floor, 3rd Rotary,
35-1111 MAR, New Town, Kolkata-700 156.

Sub.: Possession of plot

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(Plot No. AAIB-859/3), Bank-P.N.B Plot area after measurement...1512.00 Sq.m

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- ii) Original copy of this letter endorsed to the Purchaser,
- iii) Photo identity proof of Chairman /Secretary of the Co-operative Society.
- iv) Certificate of registration of said Cooperative Housing Society and the present Board of Directors duly authenticated by Jt. RCS (RTAH).

and on obtaining a formal receipt from him/her/them in the form of "MEMORANDUM OF POSSESSION".

3. **Such delivery of possession is required to be taken by the Purchaser as early as possible, preferably within two months.**

4. On completion of delivery of possession of plot, a copy of "MEMORANDUM OF POSSESSION" may please be endorsed to the undersigned for records.

Yours faithfully,

sd/

General Manager(Mktg)

Dated. 05.6.14

No. M- 4757 /1(5)/HIDCO/ADMN-127/2000/ AA-IIB-859/3/Mktlg

Copy forwarded for information and necessary action to:-

1. E.D.(Engg.),WBHIDCO Ltd.
2. Chief Planner, WBHIDCO Ltd.
3. Chief Finance Officer, WBHIDCO Ltd.
4. Computer Section, WBHIDCO Ltd.
5. Secretary/Chairman, SERGEANT Co-op. Housing Society Ltd.,

C/o Mr. Debarshi Pande,
53/1/1B, Ballygunge Place,

Kolkata-700019-- with the request to please contact the concerned wing of the Estate Manager, HIDCO Bhaban, 4th floor along with the documents mentioned at Serial. No (i) to (iv) of para-2 for taking over possession of plot as early as possible, preferably within two months. More than 03 months delay from the date of issue of this letter in taking over possession will invite payment of late fee @ Rs.5,000/-.

sd/

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.wbhidcoltd.com

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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

P 310480

certified that the document is genuine and correct in its contents and is not subject to any reservation. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document

25.4.14
1.13
6-9318

[Signature]
Additional District Sub-Registrar
Sector: New Town, North 24 Parganas.
29 APR 2014
DEED OF CONVEYANCE (FREE HOLD)

THIS INDENTURE OF SALE made on this 28th day of March 2014
BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE
DEVELOPMENT CORPORATION LTD. a Govt. Company incorporated

Contd.....P/2

G. Shoshi

[Signature]

240226.

Sergeant Co-Op. H.S. Ltd
53/1/13 Ballygunge Place
Kt-19.

Address.....
Rs.....
C.M.M's Court,
2, Bankshall Street, kol-1
20 MAR 2014

Licensed Stamp Vendor
C.M. M'S Court
2, Bankshall St, Kol-1



Additional District Sub-Registrar
Rajnagar, New Town, North 24 Parganas

Syamaal K. Sarkar
S/o Late Panchanan Sarkar 29 APR 2014

56.5. Dr. Suresh Chandra
Banerjee Aa.
P.S. - Belegkata
Kt. - 700010.

Retired from Police
Service.

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 its registered office at HIDCO BHABAN, 35-1111, M.A.R, 3rd Rotary, New Town, Kolkata- 700 156, represented by the Managing Director or Jt. 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 its executors, administrators and successor-in-office and assigns) of the **ONE PART AND Sergeant Co-operative Housing Society Ltd.**, registered under the West Bengal Co-operative Societies Act, 2006 bearing registration no. 111/RTAH/BULK dated 08-08-2012 and having its registered office at C/o. Mr. Debarshi Pande, 53/1/1B, Ballygunge Place, Kolkata- 700 019 in the district of Kolkata [✓] ~~(erstwhile Mr. Vivekananda Ganguly, 306, B. B. Ganguly Street, & Geshosh~~
~~* Flat No.- 03 (1st floor), P.O. Lalbazar, P.S. Bowbazar, Kolkata-700-012) &~~
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.**

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Contd.....P/3

Geshosh

29 APR 2014

Additional District Sub-Registers
London New Town, North 24 Passages



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.

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.

C. K. Ghosh

Contd.....P/4

D. Jha

29 APR 2014

Additional District Sub-Registrar
Bhatnagar House, Sector 29, North 24 Park Road



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 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 purpose 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. 35,25,600/- (Rupees thirty five lac twenty five thousand and six hundred) only paid by the PURCHASER the receipt whereof the

G. Mohan

Contd.....P/5

P. S. S. S. S.

VENDOR doth hereby admit and acknowledge and in consideration of the fact that the purchaser co-operative Society and all its members have taken inspection of such land and have 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 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 other wise assured or intended to the use of the said PURCHASER absolutely and forever.

The PURCHASER covenants with the VENDOR as follows: -

1. The PURCHASER shall preserve the Boundary Pillars provided in the demised land.
2. The PURCHASER shall use the said demised land exclusively for the purpose of constructing buildings for its members 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 New Town,

Goshoh

Contd.....P/6



29 APR 2014

Additional District Sub-Registrar
District of North 24 Parganas



Kolkata and more specifically 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 demised land for any purpose other than residential one.

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 demised premises.
4. The PURCHASER shall neither 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.
5. The PURCHASER shall not alter the location of the sewer/ water connection lines except prior approval of VENDOR, which shall not 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.

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Contd.....P/7

D. Ma

Regional District Sub-Registrar
District Court of British Columbia
29 APR 2014



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 authorised by the VENDOR or Local Body to inspect, maintain and construct/ reconstruct the sewer lines, 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.
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 demised land and structure to be erected thereon which as and when determined by a Competent Authority to be payable by the PURCHASER 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 or Local Body for providing the services within New Town. VENDOR will assess and decide upon hearing the PURCHASER the periodical service charges to be paid by the purchaser from time to time.

C. K. Shrivastava

Contd.....P/8

P. K. Sharma

29 APR 2014

Additional District Sub-Register
Register Now from North 24 Parish



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 to the infrastructure of any kind provided by the VENDOR.

13. The PURCHASER Co-operative Society and its members shall jointly and severally carry and perform all the obligations and duty imposed and / or to be imposed on the purchaser and the members thereof under the provisions of West Bengal Co-operative Societies Act, 2006 and the rules and / or Bye- Laws framed thereunder as the case may be.

14. The VENDOR shall not be a party for any reason to any difference, dispute or litigation arising between the Co-operative Housing Societies or by and between the respective members of Co-operative Housing Society. In any case, no equity shall be claimed from the VENDOR for any reason as aforesaid.

G. Shrotri

Contd.....P/9

[Signature]

Additional District Sub-Registrar
Muzaffargarh District, Punjab
29 APR 2014



The VENDOR 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 Society as well as its individual members observing, performing, fulfilling and discharging respective responsibilities covenanted herein shall peaceably hold and enjoy the demised land without any interruption by and from the VENDOR or its agents and 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 similar purchasers in respect of other plots of lands of New Town Kolkata. Facilities of services such as roads, sewer, drainlines and



Additional District Sub-Registrar
Rajshahi New Town North 2 Rajshahi

29 APR 2014

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.

SCHEDULE

ALL THAT piece and parcel of land measuring about 1512.00 Sq. Metres be the same or little more or less being Premises No. 06-0607 in Street No. 0607 (20 M. wide) (Erstwhile Plot No. 859/3 in Block No. AA-IIB), under Mouza- Recjuani, J. L. No. 13, Category- Bulk Co-operative situated in the New Town, Police Station - New Town, Dist.- North 24 Pgs., presently in the Panchayat area under Rajarhat- Bishnupur- I G. P.

Butted and bounded as follows:

ON THE NORTH : Premises Nos. 09-0609, 11-0609 & 07-0609
and HIDCO LAND

ON THE SOUTH : Street No. 0607 (20 M. Wide) & Premises Nos.
05-0580, 03-0580, 01-0580 & 04-0607

ON THE EAST : HIDCO LAND & Street No. 0607 (20M. Wide)

ON THE WEST : HIDCO LAND, Premises Nos. 11-0609, 09-0609,
07-0609, 05-0580, 03-0580, 01-0580 and 04-0607

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Contd.....P/11



29 APR 2014

Additional District Sub-Registrar
District of North 24 Parganas



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

[Signature]
[Signature]
28.3.14
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. *[Signature]*
Asstt. Admin. Officer
W.B. HIDCO LIMITED
2. *[Signature]*
Asstt. Admin. Officer
W.B. HIDCO LIMITED



Vivekananda Ganguly
Secretary
SERGEANT CO-OP HOUSING SOCIETY

[Signature]
Chairman
SERGEANT CO-OP HOUSING SOCIETY

SIGNED BY THE ABOVE NAMED PURCHASER














Additional District Sub-Registrar
Additional District Sub-Registrar, North 24 Parganas

29 APR 2014

UNDER RULE 44A OF THE I.R. ACT 1908

L.H. BOX- SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS




 <i>Rajan Chakraborty</i>	LH					
						

ATTESTED :- *Rajan Chakraborty*



 <i>Vivekananda Ganguly</i>	LH					
	RH					

ATTESTED :- *Vivekananda Ganguly*

	LH					
	RH					

ATTESTED :-

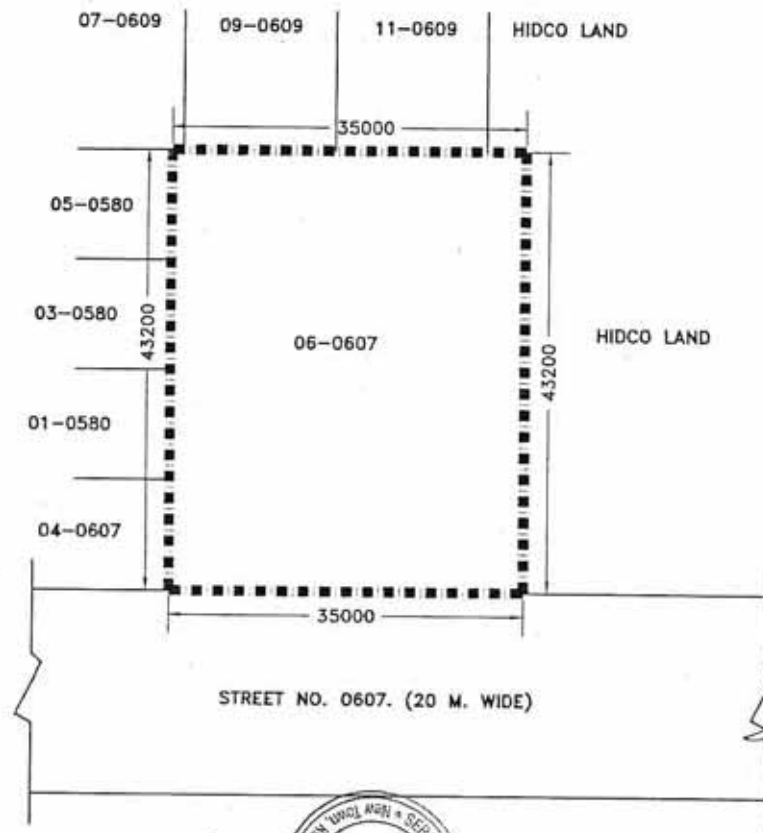
SITE PLAN OF PREMISES NO. 06-0607, PLOT NO.859/3 IN AA-IIB
OF NEW TOWN, KOLKATA.

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

UNDER NEW TOWN POLICE STATION

SCALE - 1:600

Area = 1512.00 Sq.M.



Kalyan Chatterjee
Chairman
SERGEANT CO-OP HOUSING SOCIETY



Vivekananda Ganguly
Secretary
SERGEANT CO-OP HOUSING SOCIETY

ALL DIMENSIONS ARE IN MM.

S. Banerjee
Chief Planner

P. Saha
28.3.14
General Manager (Marketing)
W.B. HIDCO LIMITED

Hidco Bhawan, 35-1111(MAR), New Town, Kolkata-700156
PREPARED BY : ANITA



29 APR 2014

~~Regional District Sub-Register~~
~~Register No. 11000 04 Program~~








Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 05342 / 2014, Deed No. (Book - I , 04892/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kalyan Chakraborty 53/1/1 B Ballygunge Place, District:-Kolkata, WEST BENGAL, India, Pin :-700019	 29/04/2014	 LTI 29/04/2014	Kalyan Chakraborty 29-04-2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kalyan Chakraborty Address -53/1/1 B Ballygunge Place, District:-Kolkata, WEST BENGAL, India, Pin :-700019	Self	 29/04/2014	 LTI 29/04/2014	Kalyan Chakraborty
2	Vivekananda Ganguly Address -53/1/1 B Ballygunge Place, District:-Kolkata, WEST BENGAL, India, Pin :-700019	Self	 29/04/2014	 LTI Vivekananda Ganguly 29/04/2014	Vivekananda Ganguly
Name of Identifier of above Person(s) Shyamal Kr Sarkar 56 J Dr Suresh Chandra Banerjee Rd, Thana:-Belegkata, District:-Kolkata, WEST BENGAL, India, Pin :-700010					Signature of Identifier with Date Shyamal kr. Sarkar 29.04.2014


Additional District Sub-Registrar
Additional District Sub-Registrar
29 APR 2014
 (Debasish Dhar)
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT



MCS 00.11



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

Endorsement For Deed Number : I - 04892 of 2014
(Serial No. 05342 of 2014 and Query No. 1523L000009316 of 2014)

On 29/04/2014

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.

Payment of Fees:

Amount by Draft

Rs. 38834/- is paid , by the draft number 796720, Draft Date 25/04/2014, Bank Name State Bank of India, GOKHALE ROAD, received on 29/04/2014

(Under Article : A(1) = 38775/- ,E = 14/- ,Excess amount = 45/- on 29/04/2014)

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.-8,75,61,052/-

Certified that the required stamp duty of this document is Rs.- 20 /- and the Stamp duty paid as: Impressive Rs.- 50/-

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

Presented for registration at 13.26 hrs on :29/04/2014, at the Office of the A.D.S.R. RAJARHAT by Kalyan Chakraborty , one of the Claimants.

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

Execution is admitted on 29/04/2014 by


1. Kalyan Chakraborty
Chairman, Sergeant Co Op Housing Society Ltd, 53/1/1 B Ballygunge Place, District:-Kolkata, WEST BENGAL, India, Pin :-700019.
, By Profession : Others
2. Vivekananda Ganguly
Secretary, Sergeant Co Op Housing Society Ltd, 53/1/1 B Ballygunge Place, District:-Kolkata, WEST BENGAL, India, Pin :-700019.
, By Profession : Others

Identified By Shyamal Kr Sarkar, son of Lt P Sarkar, 56 J Dr Suresh Chandra Banerjee Rd, Thana:-Beleghata, District:-Kolkata, WEST BENGAL, India, Pin :-700010, By Caste: Hindu, By Profession: Retired Person.

Admission Execution(for exempted person)

1. Execution by Debjani Datta

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.


Additional District Sub-Registrar
29 APR 2014
(Debasish Dhar)
Additional District Sub-Registrar





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

Endorsement For Deed Number : I - 04892 of 2014
(Serial No. 05342 of 2014 and Query No. 1523L000009316 of 2014)

(Debasish Dhar)
Additional District Sub-Registrar

X
Additional District Sub-Registrar

29 APR 2014 (Debasish Dhar)
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 2604 to 2621
being No 04892 for the year 2014.



X
(Debasish Dhar) 30-April-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

Sergeant Cooperative Housing Society Ltd.

C/o Debarshi Pande, 53/1/1B, Bullygunge Place, Kolkata – 700019

(Registered No. 111/RTAH/BULK dtd: 08-08-2012)

Date: 04.03.2019

To
Pioneer Geomatics Engineering (P) Ltd.
"PIONEER TOWER", Premises No. 20-085,
Action Area - I, Block - AB-109,
Opp. Tank No. 2, 1st Floor,
New Town, Rajarhat, Kolkata - 700 163.

Sub: Letter of Award for Construction of G+9 storied building of SERGEANT COOPERATIVE HOUSING SOCIETY LTD. at Premises No. 06-0607, Street No. AA-IIB/859/3, Action Area-II, New Town, Kolkata

Ref: PGEPL/I8-19/Con/R-75 dtd.: 28.02.2019

Dear Sir,

With due reference and pursuance to your Quotation as cited above, we would gladly like to bring to your notice and congratulate you on being awarded the Subject work. Your offer has been duly accepted and approved by our cooperative members following analysis and discussion on Technical Specifications.

We hereby assign you to execute all works for the said Project, worth Rs. 9,80,00,000.00 (Rupees Nine Crores Eighty Lakhs Only) as per the TOR (Specifications) vide this *Letter of Award* as issued in the name of Pioneer Geomatics Engineering (P) Ltd. The Total Value is inclusive of GST and other taxes which remains unchanged during the entire period of construction.

You are hereby being requested to enter the Agreement with the society within the next 15 days.

Details of the Payment Terms are being enclosed which is to be followed while execution of the construction.

The Time Period for the said assignment will be considered as 30 months from the date of commencement of work.

You are to commence the work within 7 days from the date of LOA.

Accepted Kindly acknowledge the receipt of this LOA as a token of your acceptance.

For Pioneer Geomatics Engineering Pvt. Ltd

 04/03/19
Managing Director


04.03.2019
Secretary
SERGEANT CO-OP HOUSING SOCIETY

Encl: Payment Terms

stating the stage when the payment would be made. The Contractor shall send another RA Bill on achieving that stage.

No interest will be payable on the amount of the Security Deposits.

All RA Bills should be enclosed with relevant test reports/ requisite certificates, without which RA Bill shall not be processed.

XL. PAYMENT MILESTONE

The contractor will be paid by the employer as per the stages of construction actually completed mentioned below. The contractor must provide a time schedule for the following construction stages before commencement of work.

SL.N O.	NAME OF ITEM	PERCENTAGE
	Mobilization Advance	2.00%
1	Pile Cap (50% Completion)	4.00%
2	Pile Cap (another 50% Completion)	5.00%
3	Tie Beam, Back filling up to Plinth	2.50%
4	RCC casting of Ground + 9 slabs (column, beam, slab, staircase, lift well, any other item), electrical conduit laying complete.	
	10 slabs × 3%	30.00%
5	Brick work (external & internal) including chajja, lintel & door frame.	
a)	1st floor to 3rd floor	2.00%
b)	4th floor to 6th floor	1.50%
c)	7th floor to 9th floor	1.50%
d)	Ground floor & roof top	1.00%
6	Inside Plaster Work including electrical conduit laying and inside sanitary plumbing works (excluding fittings).	
a)	1st floor to 3rd floor	1.00%
b)	4th floor to 6th floor	1.00%
c)	7th floor to 9th floor	1.00%
d)	Ground floor & roof top	1.00%
7	Outside Plaster Work & Elevation treatment	
a)	Ground floor to 6th floor	2.00%
b)	7th floor to Roof Top	1.00%
8	Internal Flooring, Skirting, Window Sill, toilet and kitchen water proofing, internal dado and tiling.	
a)	1st floor to 3rd floor	2.00%
b)	4th floor to 6th floor	2.00%
c)	7th floor to 9th floor	2.00%
d)	Ground floor & roof top	2.00%

G+9 Residential Building



For Pioneer Geomatics Engineering Pvt. Ltd

[Signature]
Managing Director

Sergeant Co-op Housing Society Limited

[Signature]
Secretary

[Signature]
Chairman
SERGEANT CO-OP HOUSING SOCIETY

SERGEANT CO-OP HOUSING SOCIETY

9	Underground civil works for water tank	2.00%
10	Electrical wiring including controls but excluding fittings	
a)	1st floor to 3rd floor	1.50%
b)	4th floor to 6th floor	1.50%
c)	7th floor to 9th floor	1.00%
d)	Ground floor & roof top	1.00%
11	Inside putty	
a)	1st floor to 6th floor	1.00%
b)	7th floor to roof top including ground floor	1.00%
12	SITC of Lift & supply	
a)	During PO to Lift Supplier	1.00%
b)	Before supply	2.00%
13	Fire	
a)	During PO to Fire materials supplier	1.00%
b)	Installation of Fire detection and protection work including materials	0.50%
c)	Installation of fire pump and domestic pumps, all complete	1.00%
d)	Obtaining NOC from WBFES & lift license & handing over documents in originals	1.00%
14	External sanitary and plumbing works, rain water pipe, external sewerage and drainage works including connection to municipal sewer.	1.00%
15	Internal sanitary plumbing fittings	3.00%
16	Installation of grill, stair railing, verandah railing	
a)	1st floor to 3rd floor	1.00%
b)	4th floor to 6th floor	1.00%
c)	7th floor to 9th floor	1.00%
d)	Ground floor & roof top	1.00%
17	Door shutter and window works	
a)	1st floor to 3rd floor	1.00%
b)	4th floor to 6th floor	1.00%
c)	7th floor to 9th floor	1.00%
d)	Ground floor & roof top	1.00%
18	Boundary wall, internal roads, parking, land scaping, compound lighting & all mislenious finishing works	
a)	Boundary wall	2.00%

G+9 Residential Building



For Pioneer Geomatics Engineering Pvt. Ltd

[Signature]
Managing Director

Sergeant Coop Housing Society Limited

[Signature]
Secretary

SEERGEANT CO-OP HOUSING SOCIETY

[Signature]
Chairman
SEERGEANT CO-OP HOUSING SOCIETY

b)	Balance work	1.00%
19	Supply of diesel generator	
a)	During purchase order	0.50%
b)	Before supply	1.00%
20	Painting works	
a)	Internal common area	0.50%
b)	External painting	1.00%
21	Site and virtual handover	2.00%
	Total	100.00%

XLI. MOBILIZATION ADVANCE

At the request of the Contractor mobilization advance of the contract amount may be paid by the Employer against the initial security deposit. The Architect will certify against such request of the Contractor before the Employer actually releases the advance. However the mobilization advance will be released on the production of time schedule/bar chart for construction milestone duly approved and signed by the Contractor and Indemnity Bond.

XLII. RECOVERY OF MOBILIZATION ADVANCE

Initial mobilization advances of 2% shall be recovered from the fourth payment milestone onwards at the rate of 10% per installment of the amount paid as mobilization advance.

XLIII. SUBSTITUTION OF MATERIALS

Should the Contractor desire to substitute any materials and workmanship, it must secure the approval of the Architect / Employer, in writing for any such substitution well in advance. Materials designated in this specification indefinitely by such terms as "equal" or "equivalent" or "approved" etc, shall be considered as coming under the provisions of this clause as substitutions and no such materials shall be used until specific approval of the Architect / Employer has been secured in writing.

XLIV. Alternative item of works

The Contractor is to quote rates for various alternative items of work (if required) described in the schedule of quantities and the Employer reserves the right to substitute the items in lieu of the original items of the tender either in part or entirely.

XLV. COMPLIANCE OF LABOUR LAWS AND REGULATIONS

The Contractor shall be registered under the Contract Labour (Abolition, and Regulation) Act, if so required, and shall pay wages to labourers engaged by him on the work as laid down in the Payment of Wages Act, Government of West Bengal. No labour below the age of 14 years shall be employed.

G+9 Residential Building



For Pioneer Geomatics Engineering Pvt. Ltd

[Signature]
Managing Director

Sergeant Coop Housing Society Limited

[Signature]
Secretary

SEERGEANT CO-OP HOUSING SOCIETY

[Signature]
Chairman
SERGEANT CO-OP HOUSING SOCIETY