

03483/013

3609/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 063856



Certified that the
Registration
of the instrument
is complete.

Registrar of Assurances-II, Kolkata

2-8/4/13
2-01
17/12/12
Registrar of Assurances-II, Kolkata

THIS INDENTURE OF SALE made on this 17th day of December 2012
BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT
CORPORATION LTD., a Govt. Company incorporated under the Companies Act, 1956
(Act 1 of 1956) and the Planning Authority, as appointed by the State Government vide
order No.1490-HI/HGN/NTP/IM-1/98 dated 14th September, 1999 in respect of the

[Signature]

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59596

05 OCT 2012

Ranjit Kumar Sinha

19/10/12
15/11/12

No.	100
Sold to	Mr. Ranjit Kumar Sinha
Address	13, Sarat Chatterjee Avenue, Kolkata
By	L.S. BANERJEE
	L.S. VEDDAR
	HIGH COURT, KOLKATA

REGISTERED REGISTRAR OF ASSOCIATES

Ranjit Kumar Sinha



REGISTERED REGISTRAR
 OF ASSOCIATES OF HIGH COURT
 15 MAR 2013

Identified by me
 Puersona Sii
 -Advocate-
 High Court, Calcutta.

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 MAR, 3rd Rotary New Town, Kolkata - 700 156, represented by the Managing Director or Joint Managing Director/General Manager (Administration)/Additional General Manager (Administration)/General Manager (Marketing)/Additional General Manager (Marketing) of the said State Govt. company who is so authorized by the Managing Director for the purpose of execution of this Indenture, hereinafter referred to as the "VENDOR" (which expression shall include its successor-in-interest and assigns) of the ONE PART AND RONOJIT KUMAR MITRA, son of Late Rabindra Kumar Mitra, residing at 13, Sarat Chatterjee Avenue, 1st Floor, Kolkata - 700 029 hereinafter referred to as the "PURCHASER" (which expression shall where the context so admits include his heirs, executors, administrators, representatives, assignee) of the OTHER PART.

WHEREAS although the VENDOR Corporation 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

P. Mitra

Ronojit

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ARBITRATOR
OF ASSURANCE CO. CALCUTTA
15 MAR 2013

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 being acquired portion thereof to erect a 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. 10,09,505/- (Rupees Ten Lacs Nine Thousand Five Hundred and Five) only less discount @ 4% of the land price for down payment paid by the PURCHASER the receipt whereof the VENDOR

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both hereby
to obtain
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The P
I.
II



ADDITIONAL REGISTRAR
OF ASSAULTS, KOLKATA
15 MAR 2013

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 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 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 to 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 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 as might be framed out from time to time for the New Town, Kolkata and more specifically according to plans, specifications, elevations, designs and sections sanctioned by the VENDOR and with such condition as the VENDOR may decide and not to use the said demised land for any purpose other than residential one.

R. S. Chatterjee

P. S. Chatterjee

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- 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.
- 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 land.
- 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

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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 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 the periodical service charges 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 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 peaceably hold and enjoy the said demised land forever without any interruption by the VENDOR or any of its agents or representatives whatsoever.





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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 Newtown, Kolkata. Facilities of services such as roads, sewer, drain lines 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 as his own costs.
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 300.15 Sq. Metres be same or little more or less being Premises No. 28-032 in Street No. 32 (12m. wide) (Erstwhile Plot No. 89 in Block No. AC) Category HIGH-II situated in the New Town Police Station New Town, District North 24 Parganas, presently in the Panchayat area in Mouza Mohisgot, J.L.No. 20 under MAHISBATHAN- II.

Butted and bounded as follows:

ON THE NORTH : Premises No. 30-032

ON THE SOUTH : Premises No. 26-032

ON THE WEST : HIDCO Land

ON THE EAST : Street No. 32 (12m. wide).

N. TG

P. N. S.

Contd on page 8....

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


17.12.12
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. *Bijoy Kumar Sen*
Asst. Administrative Officer (Marketing)
W.B. HIDCO LIMITED

2. *Arundhanee Ghosh*
Asst. Administrative Officer (Marketing)
W.B. HIDCO LIMITED

Rongjit Kumar Shaha

SIGNED BY THE ABOVENAMED PURCHASER

In presence of the Witnesses

1. *Leekbaba K. Mishra*
13, Sarat Chatterjee Avenue 1st floor
Kolkata - 700029

2. *Nandini Mitra*
13 Sarat Chatterjee Avenue
1st floor
Kolkata - 700029

Drafted by W.B.HIDCO Ltd. endorsed by Ld. L.R,W.B. and modified by Competent Authority

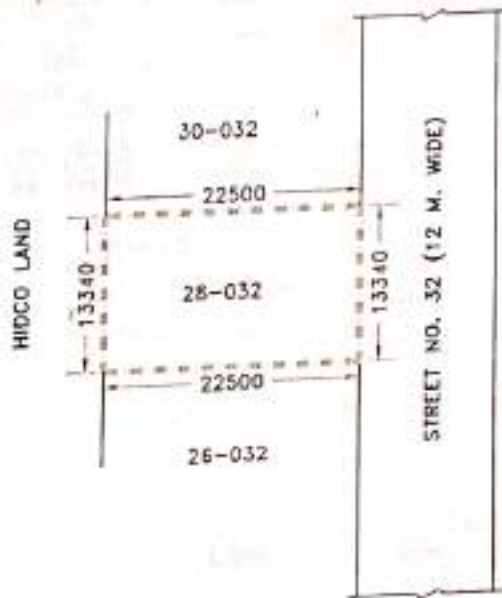
ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
15 MAR 2013



SITE PLAN OF PREMISES NO.28-032 (AC-89)
OF NEW TOWN, KOLKATA.

SCALE - 1:600

Area = 300.15 Sq.M.



ALL DIMENSIONS ARE IN MM.

S. Chatterjee
General Manager (T & CP)








P. S. Chatterjee
14.12.12


General Manager (Marketing)
WATERBURY LIMITED



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

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executor(s) and/or purchaser/ presentants					
		<u>Little</u>	<u>Ring</u>	<u>Middle</u> (Left)	<u>Fore</u> (Hand)	<u>Thumb</u>
						
	<i>Ranjit Kumar Saha</i>	<u>Thumb</u>	<u>Fore</u>	<u>Middle</u> (Right)	<u>Ring</u> (Hand)	<u>Little</u>
		<u>Little</u>	<u>Ring</u>	<u>Middle</u> (Left)	<u>Fore</u> (Hand)	<u>Thumb</u>
		<u>Thumb</u>	<u>Fore</u>	<u>Middle</u> (Right)	<u>Ring</u> (Hand)	<u>Little</u>
		<u>Little</u>	<u>Ring</u>	<u>Middle</u> (Left)	<u>Fore</u> (Hand)	<u>Thumb</u>
		<u>Thumb</u>	<u>Fore</u>	<u>Middle</u> (Right)	<u>Ring</u> (Hand)	<u>Little</u>


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

Endorsement For Deed Number : I - 03604 of 2013
(Serial No. 03483 of 2013 and Query No. L000008141 of 2013)

15/03/2013

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

Admitted for registration at 14.01 hrs on 15/03/2013, at the Private residence by Ronojit Kumar Mitra, Claimant.

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

Commission is admitted on 15/03/2013 by

Monojit Kumar Mitra, son of Late Rabindra Kumar Mitra, 13, Sarat Chatterjee Avenue, 1st Floor, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700029, By Caste Hindu, By Profession : Retired Person

Identified By Prerona Sil, daughter of - , High Court Cal, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

Commission Execution (for exempted person)

Commission Execution by General Manager (Marketing)

who is exempted from his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal and signature.

(Dulal chandra Saha)
ADDL REGISTRAR OF ASSURANCES-II

16/03/2013

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

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

Payment of Fees:


Amount by Draft

Rs. 11197/- is paid, by the draft number 644975, Draft Date 15/03/2013, Bank Name State Bank of India, Specialised Insti B K G Kolkata, received on 16/03/2013

(Under Article : A(1) = 11099/-, E = 14/-, I = 55/-, M(a) = 25/-, M(b) = 4/- on 16/03/2013)

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,48,02,394/- Remission on the difference of Market Value and set Forth Value is applicable, SD and Fee calculated on 10,09,505/-


(Dulal chandra Saha)
ADDL REGISTRAR OF ASSURANCES-II
Endorsement Page 1 of 2

16/03/2013 13:50:00



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

Endorsement For Deed Number : I - 03604 of 2013
(Serial No. 03483 of 2013 and Query No. L000008141 of 2013)

It is found that the required stamp duty of this document is Rs.- 50495 /- and the Stamp duty paid as:
Rs.- 100/-

Stamp duty

Stamp duty Rs. 50495/- is paid, by the draft number 644976, Draft Date 15/03/2013, Bank :
Bank of India, Specialised Instl B K G Kolkata, received on 16/03/2013

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



16/03/2013 13:50:00

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 4176 to 4189
being No 03604 for the year 2013.



(Dulal chandra Saha) 22-March-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

DATED 17TH December, 2012

BETWEEN
West Bengal housing infrastructure
Development Corporation Ltd. -
And
Ronojit Kumar Mitra

DEED OF SALE

FOX & MANDAL
Advocates,
12. Old Post Office Street,