SALE DEED
(Full Payment)

Executed on 25-7-08

BETWEEN

WEST BENGAL HOUSING BOARD
(Vendor)

AND

Shri /Smt. NEERA GARODIA & BRIJ MOHAN GARODIA

(Purchaser)

In respect of

PLOT NO. CE/1/B/40
IN BLOCK- CE
AT

EASTERN GREENS

NEW TOWN

07571 I

STAMP AFFIXED

STAMP SUPERINTENDENT
KOLKATA COLLECTORATE

25.7.08 0 6839

THIS INDENTURE OF SALE made on this 25th day of July Two thousand eight BETWEEN WEST BENGAL HOUSING BOARD, a Statutory Body Corporate constituted under the West Bengal Housing Board Act, (Act. XXXII of 1972) having its office at 105, S. N. Banerjee Road, Kolkata-700014, in the City of Kolkata, as the 'VENDOR', hereinafter referred to as "THE BOARD" (which expression shall unless excluded by or repugnant to the subject or context mean and include its successor or successors – in – interest) of THE ONE PART AND

Sri/ Smt. NEERA GARODIA & BRIJ MOHAN GARODIA

Son/Daughter/Wife of BRIJ MOHAN GARODIA & Late B. D. GARODIA

Residing at 116 - SOUTHERN AVE., KOLKATA - 700029

Hereinafter referred to as the PURCHASER (Which expression shall where the context so admits include his / her heirs, executors, administrators, representatives, assigns) of the OTHER PART.

WHEREAS by Government of West Bengal Housing Department (N.T.P)Branch, Notification No 580- HI/ HG/ NTP – 2L – 9/99 (Pt.) Dated Kolkata, 27.10.2006 , the State of West Bengal has under Section 29(1) of the West Bengal Housing Board Act 1972 (West Bengal Act XXXII of 1972) transferred a land measuring more or less 54.24 Acres in Mouza Mahisbathan, J.L.No. 18 and Thakdari, J.L.No.19 , both under PS – Rajarhat , District – North 24 – Paraganas and by direct purchase which is confirmed by West Bengal Housing Infrastructure Development Corporation Ltd. a Govt. Company incorporated under the Companies Act, 1956 (hereinafter referred to as WBHIDCO) vide their Memo No.2176/HIDCO/Admn-608/2004 Dated 18.05.2006 & 4602/HIDCO/Admn/608/2004 Dated. 11.08.2006 measuring more or less 10.36 Acres land in the same area , totaling an area of 64.60 Acres of land at Action Area – 1C, now CE-1 within CE Block at Rajarhat New Town, Kolkata, and the BOARD is in peaceful possession of the same.

AND WHEREAS the Board with a view to provide developed lands for residential accommodation to the Individuals as well as Housing Cooperative Societies as a part of development of a planned town (herein after called the New Town, Kolkata) has, inter-alia, carved out plots of varying measurements at CE Block. Land – CE/1 of Eastern Green Project in New Town, Kolkata.

A - 9086
E - 7
9 - 55
ma - 25
ms - 4
9177

(S. B. BASU.)
Asstt. Housing Commissioner - II
West Bengal Housing Board

Admissible under Rule 21, duly stamped under the Indian Stamp Act, 1899 and also as amended by W. Bengal Stamp Amendment Act, 1968.
Schedule 1A No. 23.59
Fee Paid as under :

11-30 A.M.

25th July 8

Pry - Neera Garodia
one of the Executants

Neera Garodia

12322

Additional Registrar of Assurances-II
Kolkata 25.7.08

Neera Garodia

1. Smt. Neera Garodia, w/o Brij Mohan Garodia
2. Brij Mohan Garodia, s/o Late B.D. Garodia
Both residing at 116 - Southern Avenue
Kol - 29

12323

(BRIJ MOHAN GARODIA)

Executive by Sd/- S. B. Basu Asst. H.C.-II, W.B.H. Board.
For and on behalf of the W.B. Housing Board
who is ex[illegible] personal
appearance at this office under
Section [illegible] of Act XVI of 1908 [illegible]
[illegible] by his seal & [illegible]

REGISTRAR OF ASSURANCES CALCUTTA

Identified by me
Arup Kr Pal.
S/o Late A.M. Pal
1. B.G. Lane
Kol - 47
Business.

Arup Kumar Pal.
S/o Late A.M. Pal
1. B.G. Lane
Kol - 47, Business

Additional Registrar of Assurances-II
Kolkata 25.7.08

AND WHEREAS in pursuant to the application made by the PURCHASER for purchase a piece and parcel of land in the said project to erect a building thereon for residential purpose and agreeing to comply with the terms and conditions prescribed by the BOARD for the purchase of plots in the said project.

Now this INDENTURE WITNESSETH that in consideration of the purposes for which the piece and parcel of land hereinafter referred to as per 'Annexed Plan' and more fully described in the schedule written hereunder and in consideration of a sum of Rs. 8,26,160/- (Rupees Eight lakh Twenty Six thousand one hundred Sixty) only less discount @5% amounting Rs .....×..... (Rupees.....×.....) only of the land price for down payment, paid by the PURCHASER the receipt whereof the BOARD 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/herself as to the condition, description, actual measurement of such land and also as to the amenities and facilities appertaining to such land as to the nature, scope and extent of benefit or interest provided by the BOARD, the BOARD 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 and otherwise assured or intended to the use of the said PURCHASER absolutely and for ever.

The PURCHASER hereby covenants with the BOARD 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 for the residential purpose at the cost of the PURCHASER in conformity with the Building Rules applicable in New Town , Kolkata. And other Rules and Regulations as prescribed or framed from time to time for the New Town, Kolkata.

III) The PURCHASER shall not make any excavation in the land nor remove any earth / subsoil there from in contravention 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 BOARD / WBHIDCO are not disturbed in any way.

IV) The PURCHASER shall not alter the location of sewer / water connection lines or any other facilities except prior approval of the Competent Authority / WBHIDCO. for the sake of greater interest of the project area.

V) The PURCHASER shall be liable to make all payments towards taxes, fees, rent, rates, any other imposition etc. that may be levied by any local authority with effect from date of execution of deed of conveyance.

VI) The BOARD shall remain indemnified against any such claims / dues payable by the PURCHASER to any local authority in future.

VII) 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 or the neighbouring people.

S.B.Basu

(S. B. BASU.)
Asstt. Housing Commissioner - II
West Bengal Housing Board.

THE ADDL. REGISTRAR OF ASSURANCES-II
CALCUTTA

Additional Registrar of Assurances-II
Kolkata

VIII) The PURCHASER shall allow any person authorized by the BOARD / WBHIDCO 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.

IX) The PURCHASER shall pay and discharge all existing and future rates, rents, 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.

X) The PURCHASER shall pay and continue to pay service charges to the Competent Authority / WBHIDCO for providing the services as covenanted herein within the New Town as per the assessment.

XI) The PURCHASER shall keep the BOARD 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 determined by any local authority or authority in respect of the same works or of anything done under the authority herein contained.

XII) The PURCHASER is liable to compensate for any damage caused by him / her to the infrastructure provided by the BOARD / WBHIDCO.

THAT THE BOARD hereby covenants with The PURCHASER as follows :

1) The PURCHASER observing, performing, fulfilling and discharging all the responsibilities covenanted herewith shall hold and enjoy the said demised land forever without any interruption by the BOARD or any of its agents or representatives whatsoever.

2) The PURCHASER shall be provided with all facilities in regard to sewer connection, water supply, roads and other amenities as may be available to other similar purchasers in New Town, Kolkata. Facilities of services such as roads, sewer drain lines and waterlines will be made available at the peripheral roads provided by WBHIDCO (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 own cost.

3) Such Peripheral services are the sole responsibility of the New Town Authority/WBHIDCO and the BOARD shall in no way be responsible for their functioning.

(S. B. BASU)
Asstt. Housing Commissioner - II
West Bengal Housing Board.

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The First Schedule above reffered to :

All that piece or parcel of land measuring 64.60 acres (more or less) situated in mouza Mahisbathan J.L. No.18 and Thakdari, J.L.No 19, P.S. Rajarhar, District-North 24pgs, within Action Area – IC now CE-1 within CE Block at Rajrhat, New Town, Kolkata .

R.S. Plot No. involved 33(Part), 35(Part), 40(Part) of Mouza – Mahishbathan, J.L.No.18 P.S.Rajarhat.

and R.S.Plot No. 1(Part), 2(Part), 3(Part), 4(Full), 5(Full), 6(Full), 7(Full), 8(Full), 9(Full), 10(Full), 11(Full), 12(Part), 13(Part), 17(Part),18(Part),30(Part), 31(Part), 32(Full), 33(Full), 34(Full), 35(Part), 36(Part), 40(Part), 41(Part),42(Full), 43(Full),44(Full), 45(Full), 46(Full), 47(Full), 48(Part), 49(Part), 50(Part), 51(Part), 52(Full), 53(Full), 54(Full), 55(Full), 56(Full), 57(Full), 58(Part), 59(Full), 60(Full), 61(Part), 62(Full), 63(Part), 64(Part), 65(Full), 66(Full), 67(Part), 68(Part), 84(Part), 85(Part), 86(Part), 87(Full), 88(Full), 89(Part), 90(Full), 91(Full), 92(Part), 127(Part), 128(Part), 129(Part), 130(Part), 131(Full), 132(Full), 133(Part), 134(Part), 135(Part), 136(Full), 137(Part), 142(Part), 143(Part), 144(Part), 145(Part), 146(Full), 147(Part), 148(Full), 149(Full), 150(Full), 151(Full), 152(Full), 153(Full), 154(Full), 155(Full), 156(Full), 157(Full), 158(Part), 164(Part), 166(Part), 167(Part), 170(Part), 171(Part), 172(Part), 173(Part), 174(Part), 175(Full), 176(Part), 177(Part), 286(Part), 729(Part) at mouza Thakdari, J.L.No.19, P.S.Rajarhat.

The Second Schedule above reffered to

ALL THAT piece and parcel of land measuring about ...4.49 Kattah (Approx) ~~Sq. Meter / Cottah~~ be same or little more or less being Plot No. CE/1/B/40..... in Street No.....—..... in Block No. CE , Land – CE/1, Action Area – 1C, situated in the New Town, Police Station - Rajarhat, District – North 24- Paraganas.

Butted and bounded as follows :

ON THE NORTH ..Plot - CE/1/B/39.....

ON THE SOUTH :..Plot - CE/1/B/41.....

ON THE WEST :...Plot - CE/1/B/35.....

ON THE EAST :....12 M. wide Road.....

(S. B. BASU.)
Asstt. Housing Commissioner - II
West Bengal Housing Board.

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES
KOLKATA

Additional Registrar of Assurances
Kolkata

IN WITNESS WHEREOF the parties to these presents have hereunto executed on the day, month and year first above written.

SIGNED AND DELIVERED BY

Sri S.B.Basu
Asst. Housing Commissioner - II
For and on behalf of the West Bengal Housing Board
At Kolkata in the presence of :

S.B. Basu
(S. B. BASU.)
Asstt. Housing Commissioner - II
West Bengal Housing Board.

1. S. K. CHATTERJEE
Superintendent
West Bengal Housing Board

2. .....

SIGNED BY THE PURCHASER
In presence of :

Neera Garodia
Brijgopal, Brijgopal (BRIJ MOHAN GARODIA)

1. Sumit Sen
Advocate

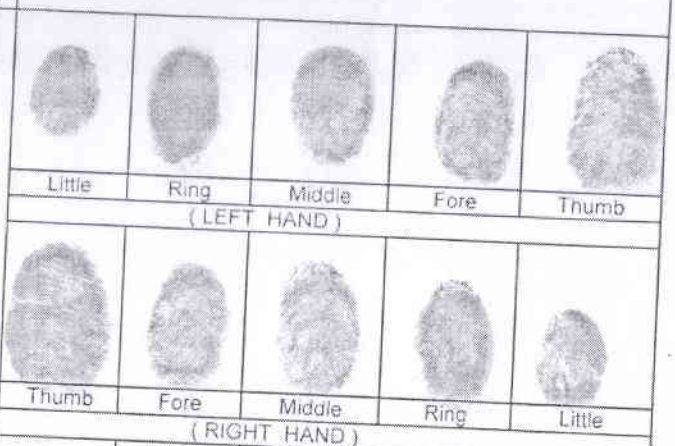
2. Chandra Mohan Garodia
73/7 PALM Avenue
KOLKATA - 700019

SERIAL NO. NEW TOWN(P)/CE/153

Printed by : The WEST BENGAL HOUSING BOARD,
105, S.N.Banerjee Road, Kolkata – 700014
Price : Rs. 500/- per set of deed.

Additional Registrar of Assurances-II
Kolkata

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl.No.	Signatures of the Executants/ Presentants	Finger Impressions
		 Little, Ring, Middle, Fore, Thumb (LEFT HAND); Thumb, Fore, Middle, Ring, Little (RIGHT HAND)
		 Little, Ring, Middle, Fore, Thumb (LEFT HAND); Thumb, Fore, Middle, Ring, Little (RIGHT HAND)
		Little, Ring, Middle, Fore, Thumb (LEFT HAND); Thumb, Fore, Middle, Ring, Little (RIGHT HAND)

CALCUTTA

Additional Registrar of Assurances

24A
11/7

WEST BENGAL HOUSING BOARD

105, S. N. BANERJEE ROAD, KOLKATA - 700 014.

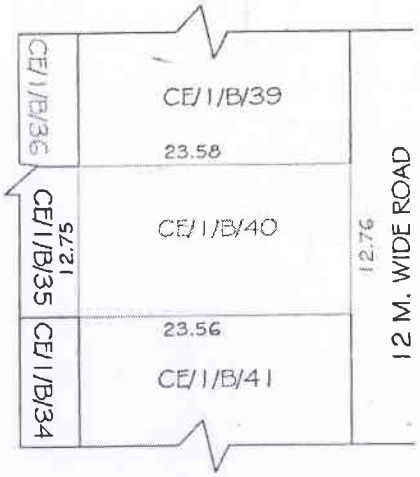
EASTERN GREENS PROJECT OF WEST BENGAL HOUSING BOARD.

SITE PLAN OF PLOT CE/1/B/40 OF EASTERN GREENS PROJECT OF WEST BENGAL HOUSING BOARD IN BLOCK CE, LAND CE/1 IN ACTION AREA 1C AT NEW TOWN, RAJARHAT.

AREA OF LAND : 4.49 KATTAH OR 300.64 Sq.M. (APPROX.)

NORTH

SCALE- 1:600



Neera Garodia

(ARIJIT MOHAN GARODIA)

NOTE:

1) ALL DIMENSIONS ARE IN METRE.
2) PLOT IS SHOWN BY RED BORDER.

Surveyors W.B.H.B.	Dy.Director.(E.P.)-IV W.B.H.B.	Asst. Housing Commissioner-II W.B.H.B.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 82
Page from 5244 to 5253
being No 06839 for the year 2008.

Seal of the Additional Registrar of Assurances-II, Kolkata

(Tarak Baran Mukherjee) 18-June-2009
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA
Office of the A. R. A. - II KOLKATA
West Bengal