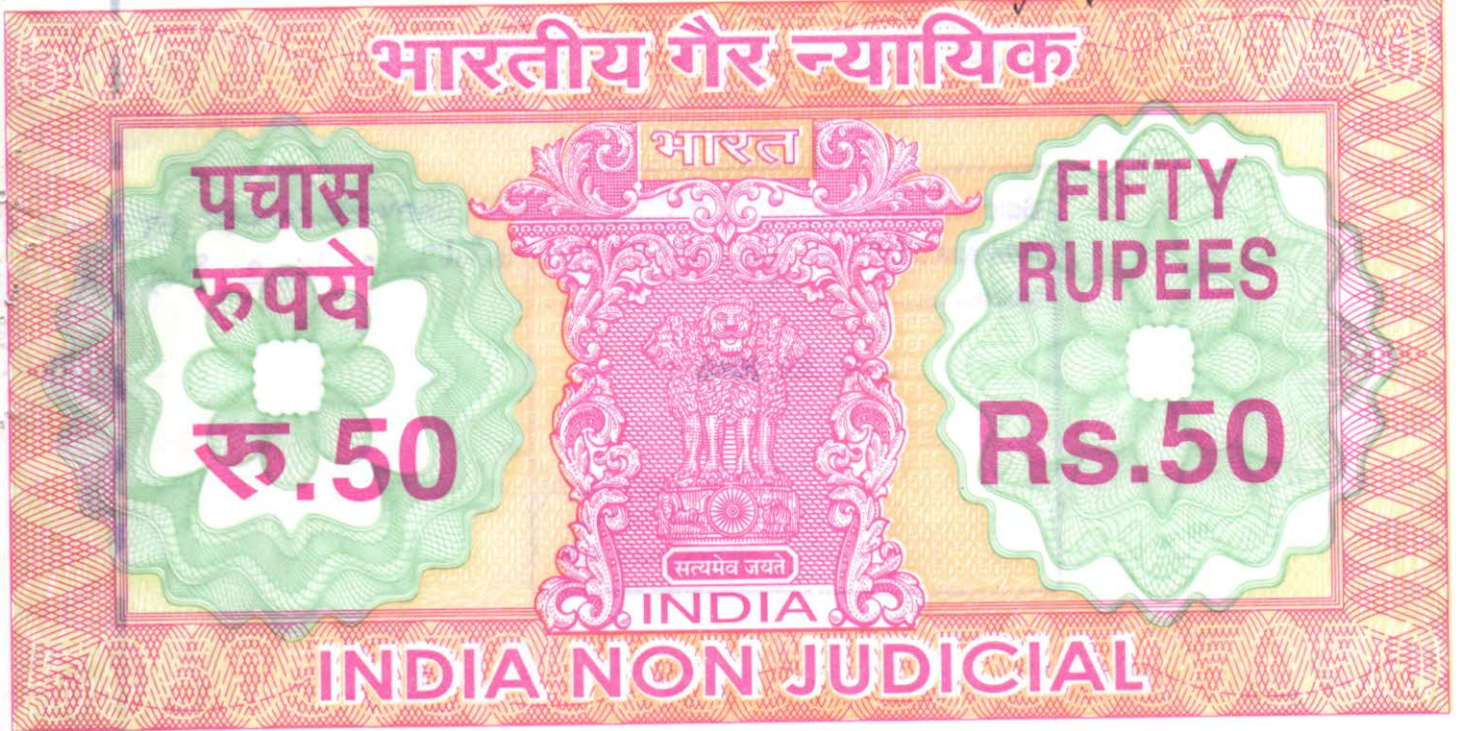


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018 प्रसिद्धिबज्ज पश्चिम बंगाल WEST BENGAL

U 098378

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances-I, Kolkata

Q no - 297497/16
MV - 96,48,87,768/-

DEED OF CONVEYANCE - 9 AUG 2016

THIS INDENTURE OF SALE made on this 1st
day of August 2016 BETWEEN WEST BENGAL HOUSING
INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. a Govt. of West
Bengal 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/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

[Signature]

[Signature]

Cont...2/

W2150

Sold to	Housing Department Government of West Bengal
Address	New Secretariat Bldg 1, K. S. Roy Road, Kol. 1,
Value	₹1-
28 JUL 2016	
L.S.V., High Court Abhijit Sarker High Court, A.S	



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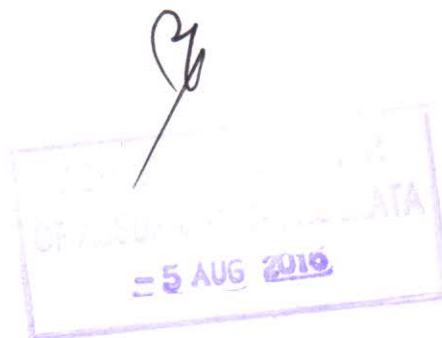
DATA
- 5 AUG 2016

referred to as the WBHIDCO Ltd. having its registered office at HIDCO BHABAN, 35-1111 MAR, 3rd Rotary, New Town, Kolkata-700156, represented by the General Manager (Administration)/ General Manager (Marketing) of the said State Govt. Company who is so Authorized for the purpose of execution of the 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 **the Governor of West Bengal represented by Housing Department Govt Of West Bengal** having its registered office at **New Secretariat Building, 1 K.S. Roy Road, Kolkata 700001** in the district of **Kolkata** 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.



Cont...3/



AND WHEREAS the said Collectors thereafter duly transferred right title and interest in the said lands and also made over vacant possession of the said land to the VENDOR free from all encumbrances upon payment of the price for compensation money for such lands to vendor

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 of 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 implementation of **AKANKSHA Project, a ownership Housing scheme for State Govt. Employees** complying with all formalities for allotment of such land by the VENDOR.



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24

ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
= 5 AUG 2019

And WHEREAS the Physical area of the identified plot was found 5.10 acre as per joint measurement which conforms to the allotted area of 5.10 acres for which consideration money of Rs4,62,82,500.00 has since been paid by the purchaser to the vendor.

Now this INDENTURE WITNESSETH that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereinafter written is required by the PURCHASER/s and in consideration of a sum of **Rs 4,62,82,500.00 (Rupees Four Crores Sixty Two Lacs Eighty Two thousand Five Hundred)** only paid by the PURCHASER agreeing to observe and perform the terms and conditions mentioned hereinafter and in consideration of the fact that the PURCHASER have taken inspection of such land and has satisfied itself as to the conditions and description of the plot of land 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 to 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.



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24

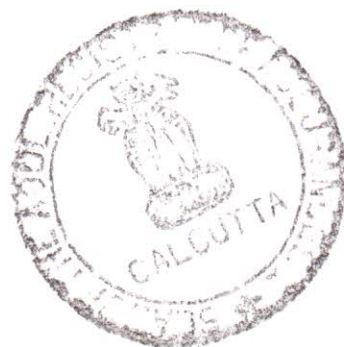
ADDITIONAL REGISTRAR
OF ASSURANCES-KUALA LUMPUR
5 AUG 2014

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 and Regulations as applicable in New Town, Kolkata and other Rules and Regulation as prescribed or might be framed out from time to time for the New Town, Kolkata, and more specially 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 **AKANKSHA Project a ownership Housing scheme for State Govt. Employees.**
- 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} after 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.



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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 and construct/ reconstruct the sewer lines and water meter, storm water drains and other utility service 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 as covenanted herein within the New Town. The VENDOR will assess and decide upon hearing the PURCHASER the periodical service charges to be paid by the purchaser from time to time.

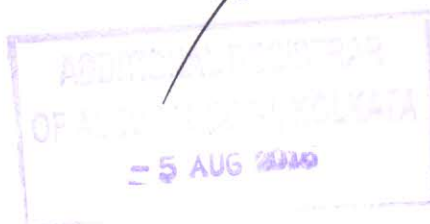


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X. The PURCHASER shall keep the VENDOR indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may before 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/her to the infrastructure provided by the VENDOR.

The VENDOR hereby covenants with the PURCHASER as follows:-

The VENDOR has good and marketable title in the land described in the schedule hereunder written free from all encumbrances and impendence and the VENDOR has all right to transfer the said land to the PURCHASER by executing this indenture.

1. The PURCHASER observing, performing, fulifiling and discharging forever all the responsibilities covenanted herein shall hold and enjoy the said demised land without any interruption by the VENDOR or any of its agents or representatives whosoever.

2. The PURCHAER shall be provided with all facilities in regard to sewer connection, water supply, roads and other amenities as may be available to



Contd...8/



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ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
= 5 AUG 2010

other similar purchasers in respect of similar other plots of lands of New town, Kolkata. Facilities of service 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 premises) from which connection will be taken by the PURCHASER at their own cost.

3. 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 **20635.69Sq. metres (5.1Acre)** be same or little more or less being Premises No **07-0300** in Street **No 0300 (Erstwhile plot No DB-2 in Block DB)** situated in the New Town Police Station Kolkata Leather Complex, District **South 24 Parganas** presently, in the erstwhile Panchayat area falling within **Mouza Kochpukur, J.L No 02 under Bamanghata G.P**

Butted and bounded as follows:

ON THE NORTH: Street No 0261

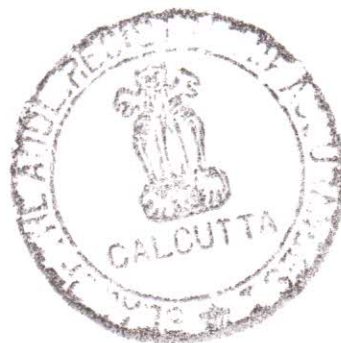
ON THE SOUTH: Street No 0286

ON THE WEST: Street No 0286

ON THE EAST: Street No 0330



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24
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 5 AUG 2016

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]
18/16
General Manager (Marketing)
W.B. HIDCO LIMITED
PAN - AAACW 4115F

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

In presence of the Witnesses

[Signature]
1. Gobinda Lal Chattopadhyay
Special Officer (Marketing)
WBHIDCO Ltd.

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

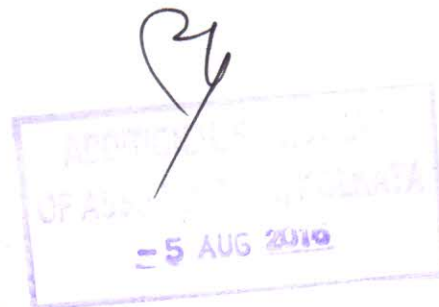
[Signature]
SIGNED BY THE ABOVENAMED PURCHASER

In presence of the Witnesses

1. *[Signature]*
Executive Engineer
Housing Constr. Divn. No.-II
Govt. of W. B.

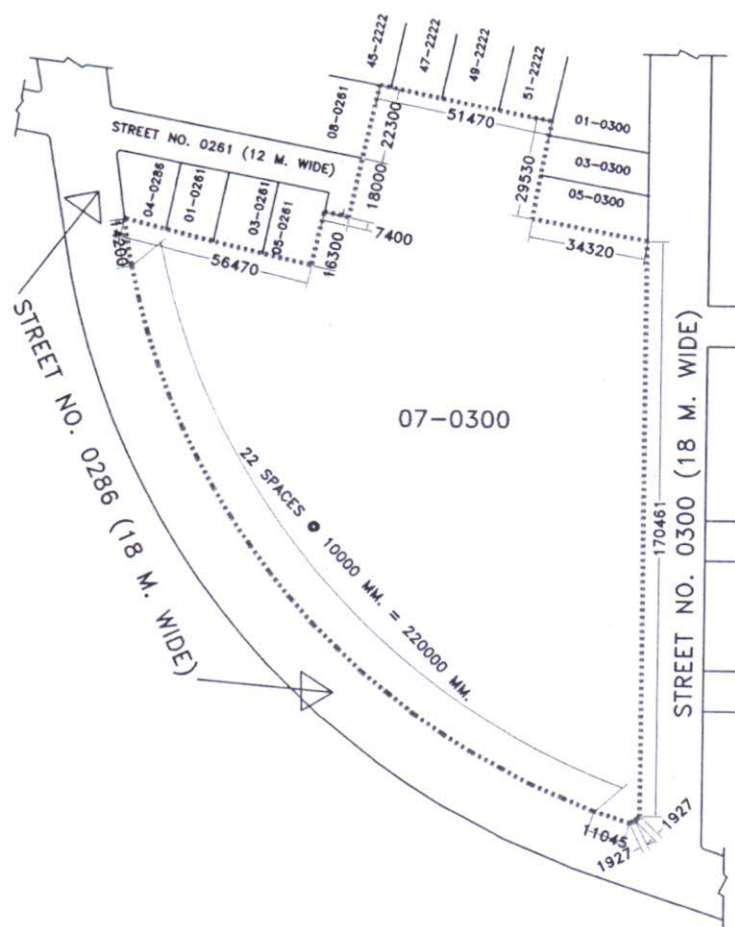
2. *[Signature]*
Assistant Engineer
Housing Constr. Sub-Divn.-VI
West Bengal

[Signature]
Dr. S. S. Chakraborty
W.B.C.S. (Exe.)
Joint Secretary
Housing Department
Government of West Bengal



SITE PLAN OF PREMISES NO.07-0300, PLOT NO. DB-2
OF NEW TOWN, KOLKATA.
MOUZA - KOCHPUKUR, J.L. NO.02, BAMANGHATA G.P.
UNDER KOLKATA LEATHER COMPLEX POLICE STATION
SCALE - 1:2000

Area = 20635.69 Sq.M. (5.1 AC.)



ALL DIMENSIONS ARE IN MM.

Madhava Kumar
Chief Planner

[Signature]
General Manager (Marketing)
W.B. HIDCO LIMITED

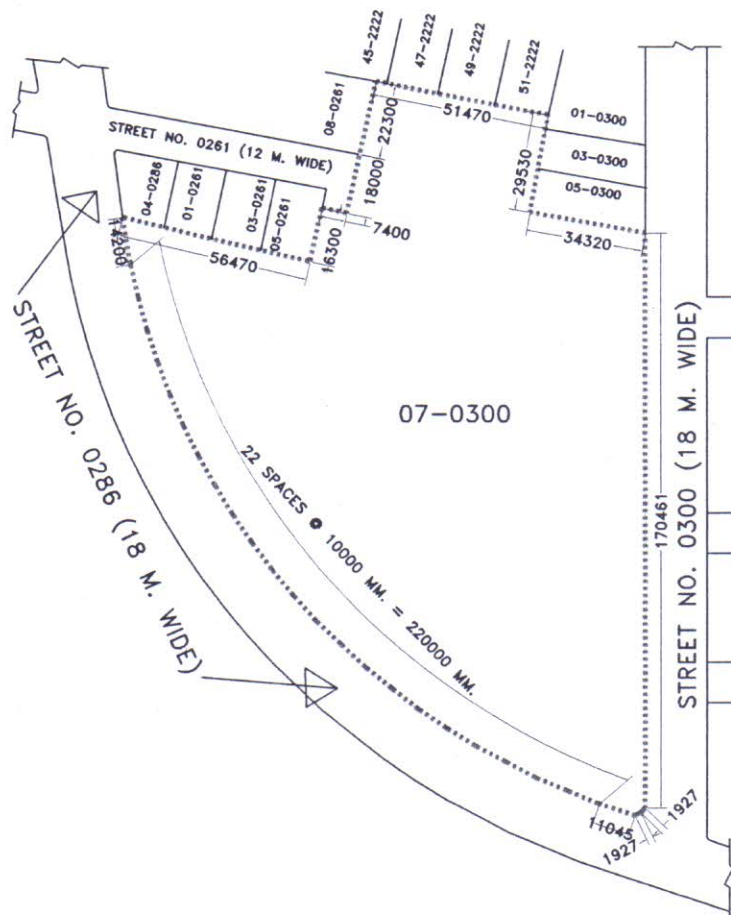


Hidco Bhawan, 35-1111(MAR), New Town, Kolkata-700156

PREPARED BY : ANITA

SITE PLAN OF PREMISES NO.07-0300, PLOT NO. DB-2
OF NEW TOWN, KOLKATA.
MOUZA - KOCHPUKUR, J.L. NO.02, BAMANGHATA G.P.
UNDER KOLKATA LEATHER COMPLEX POLICE STATION
SCALE - 1:2000

Area = 20635.69 Sq.M. (5.1 AC.)



ALL DIMENSIONS ARE IN MM.

Shadita Kumar
Chief Planner

Bany
General Manager (Marketing)
W.B. HIDCO LIMITED



Hidco Bhaban, 35-1111(MAR), New Town, Kolkata-700156

PREPARED BY : ANITA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 198654 to 198676
being No 190105957 for the year 2016.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2016.08.09 15:00:04 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 09-08-2016 15:00:03
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)