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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 466706

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

7 APR 2011

THIS INDENTURE OF SALE made on this  
.....1st..... day of...April... 2011 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

Cont'd....2...



State Government vide order No.1490-HI/HGN/NTP/1M-1/98 dated 14<sup>th</sup> September, 1999, in respect of the Planning Area declared as such under Notification No.1423/HI/HGN/NTP/IM-1/98 dated 27<sup>th</sup> 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-700098, represented by the Managing Director or Joint Managing Director/General Manager (Administration),/Addl. General Manager (Admn.)/Addl.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 executors, administrators and successor-in-office and assigns) of the ONE PART AND SHREE SHWETAMBAR STHANAKVASI JAIN SABHA, having its registered office at 18/D, Phusraj Bachhawat path,(Sukeas Lane) 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.

Cont'd.....3..

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 Paraganas and Collector, South 24 Paraganas 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.




'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 in the New Town, Kolkata so as to enable the PURCHASER to erect a building thereon for setting up an Engineering College with MBA course and other vocational-cum-Technical course for self-employment, English Medium Higher Secondary School with hostel facility, separately for Boys and Girls, LIG minority Residential Complex for Jain Community and establishing Primary Teacher's Training Institute-cum-Teachers Training College after complying with all formalities for allotment of such land by the VENDOR.

Cont'd....5..



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/s and in consideration of a sum of Rs.6,65,50,000/=(Rupees Six Crores sixty-five lacs fifty thousand) only paid by the PURCHASER the receipt whereof the VENDOR 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 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 unto 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.

Cont'd..6..






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 & Regulations as applicable in New Town, Kolkata and other Rules and Regulations as prescribed or 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 setting up an Engineering College with MBA course and other Vocational – cum-Technical course for self employment, English Medium Higher Secondary School with Hostel facility separately for Boys and Girls, LIG Minority Residential Complex for Jain Community and establishing Primary Teacher's Training Institute-cum-Teacher's Training College- under the Principal use "Educational".


 Cont'd..7..

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 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 premises.



Cont'd..8.



- VII. The PURCHASER shall allow any person authorized by the VENDOR 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 PURCHASER thereof to such authority under the provision of law for the time being inforce.
- IX. The PURCHASER shall pay and continue to pay service charges to the VENDOR for providing the services as covenanted herein within the New Town. The VENDOR will assess and decide upon hearing the PURCHASER the periodical service charge to be paid by the purchaser from time to time.



Cont'd..9..



- 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/her 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.



Cont'd...10..

2. The PURCHASER observing, performing, fulfilling and discharging all the responsibilities covenanted herein shall hold and enjoy the said demised land forever without any interruption by the VENDOR or any of its agents or representatives whosoever.
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 other similar purchasers in respect of similar other plots of lands of New Town, Kolkata. Facilities of services such as roads, sewer drainlines 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 his/her/their/its own cost.
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.



Cont'd...11.



Schedule

ALL THAT piece and parcel of land measuring about 8093.48 Sq.Metres (2 Acres) be same or little more or less being Premises No. in Street No.374 (Plot No.11A/14 in Block No.11A) situated in the New Town, Police Station New Town, District: North 24 Paraganas presently in the Panchayat area. Falling in Mouza-Kadampukur, J.L.No.25 under Patharghata G.P.

Butted and bounded as follows:

ON THE NORTH : Plot No.11A/13 and Canal Bank walk way.

ON THE SOUTH : Plot No.11A/15 and Street No.374 (74.0 Ø.M.WIDE).

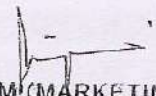
ON THE WEST : Street No.374(74 O.M.WIDE) and ~~Plot~~ Plot No.11A/13.

ON THE EAST : Canal Bank walk way and Plot No.11A/15.



Cont'd...12.

IN WITNESS WHEREOF the parties to these presents have  
hereunto set and subscribed their respective hands the day,  
month and year first above written.

  
AGM (MARKETING)  
W. E. HOUSING INFRASTRUCTURE  
DEV. CORPN. LTD.

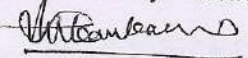
SIGNED, SEALED AND DELIVERED BY  
FOR AND ON BEHALF OF THE WEST BENGAL  
HOUSING INFRASTRUCTURE DEVELOPMENT  
CORPORATION LTD. (VENDOR)

In presence of the Witnesses

- Shyamamanda Banerjee*  
1. Asstt. Admn. Officer  
W. E. HIDCO,  
*Asit Kumar Sen*  
2. Asstt. Admn. Officer  
W. E. HIDCO.

SIGNED BY THE ABOVENAMED PURCHASER

For Shree Shwetambar Shanakvasi Jain Sabha



**President**

The authorized Signatory

In presence of the Witness

- Radhey Shyam Mishra*  
1. *Arihant Enclave*  
493/B, G.T. Road (1) House-74402  
2. *Harmon Nalata*  
23B, Kakkar Street,  
Kolkata - 700074

For Shree Shwetambar Shanakvasi Jain Sabha

*Rishikaran Borthi*

**Vice-President**

The authorized Signat

Drafted by WBHIDCO Ltd. and endorsed by Ld. L.R.W.B.

and modified by the Competent Authority.







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

**Endorsement For Deed Number : I - 04112 of 2011**  
(Serial No. 04382 of 2011)

**On**

**Payment of Fees:**

**On 07/04/2011**

**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 Cash

Rs. 732053/-, on 07/04/2011

( Under Article : A(1) = 732039/- ,E = 14/- on 07/04/2011 )

**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.-66550000/-

Certified that the required stamp duty of this document is Rs.- 3993020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 3993020/- is paid 98341428/03/2011 State Bank of India, NETAJI SUBHAS ROAD BR., received on 07/04/2011

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

Presented for registration at 12.52 hrs on :07/04/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Sardar Mull Kankaria , one of the Claimants.

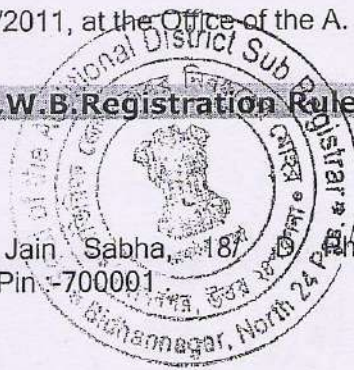
**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 07/04/2011 by

1. Sardar Mull Kankaria  
President, Shree Shwetambar Sthanakvasi Jain Sabha, 18/ D Phusraj Bachhawat Path,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001  
, By Profession : Others
2. Ridh Karan Bothra  
Vice President, Shree Shwetambar Sthanakvasi Jain Sabha, 18/ D Phusraj Bachhawat Path,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .  
, By Profession : Others

Identified By Radhey Shyam Mishra, son of Lt Namwar Prasad Mishra, 493 B G T Rd South,  
District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Service.

**Admission Execution(for exempted person)**



Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
( Debasish Dhar )

**ADDITIONAL DISTRICT SUB-REGISTRAR**





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

**Endorsement For Deed Number : I - 04112 of 2011**  
**(Serial No. 04382 of 2011)**

1. Execution by N Bhattacharjee

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.

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl District Sub-Registrar  
Bidhan Nagar (Sak Debasish Dhar )

**ADDITIONAL DISTRICT SUB-REGISTRAR**

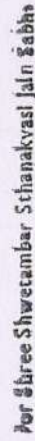
7 APR 2011



SCALE - 1:2000

UNDER NEW TOWN POLICE STATION

Area = 8093.48 Sq.M. (2.00 Acres)



For three Shwetambar Sthanakvasi Jain Sabh.

Prithvi Karan Borthi

### Vice-President

ALL DIMENSIONS ARE IN MM.

Brahmacharya

AGM (MARKETING)  
W. B. HOUSING INFRASTRUCTURE  
DEV CORPN. LTD



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

PREPARED BY : ANITA



SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO:

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







N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

 <i>Sardar Mulla Kankaria</i>	LH.					
	RH.					

ATTESTED : *Sardar Mulla Kankaria*

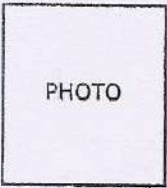
SARDAR MULL KANKARIA

 <i>Ridhikaran Bothra</i>	LH.						
	RH.						

*Ridhikaran Bothra*

RIDHKARAN BOTHRA

ATTESTED :-

 PHOTO	LH.					
	RH.					

ATTESTED :-



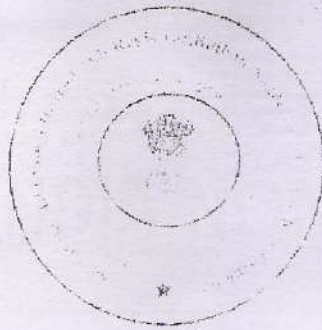
## I. Signature of the Presentant

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

7 APR 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 3119 to 3137  
being No 04112 for the year 2011



A handwritten signature in dark ink, appearing to read "Debasish Dhar".

(Debasish Dhar) 07-April-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal