

I-9554/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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AF 203574

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

B A C

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

08 JUN 2022

DEED OF CONVEYANCE

SYNTHESIS BUSINESS PARK

(SYNTHESIS TOWER)

1. Nature of Document : Sale Deed
2. Date : 8th June 2022, (08/06/2022)

3. **Parties:** Collectively the following which will include their respective successors-in-interest

3.1 **Owner: West Bengal Housing Board (Pan No. AAAJW0019K)**, a statutory body corporate constituted under the West Bengal Housing Board Act, 1972 (W.B Act XXXII of 1972 together with up-to-date amendments of the Act) having its office at 105, Surendra Nath Banerjee Road, P.S.-Taltala, Kolkata 700014, (represented by its Authorised Signatory **Mr. Balai K. De (PAN No. BILPD7109R)**, son of Late Kalipada De, working for gain at Shrachi Tower, 686, Anandapur, Police Station: Anandapur, Kolkata - 700107, hereinafter referred to as the "**Board**" (which expression shall include its successors-in-interest and assigns).

3.2 **Developer: Bengal Shrachi Housing Development Limited (PAN No. AABCB2808F)**, a joint sector company incorporated within the meaning of the Companies Act 1956 having its registered office at 'Shrachi Tower', 8th Floor, 686, Anandapur, E.M.Bypass - R.B.Connector Junction, P.S.-Anandapur, Kolkata - 700 107, (represented by its Authorised Signatory **Mr. Balai K. De (PAN No. BILPD7109R)**, son of Late Kalipada De, working for gain at Shrachi Tower, 686, Anandapur, Police Station: Anandapur, Kolkata -700107 hereinafter referred to as the "**Company**" (which expression shall include its successors-in-interest and assigns).

Purchaser: M/S. Gupta Power Infrastructure (PAN No. AAACG9210B), a company limited by its shares incorporated under the provisions of the Companies Act, 1956, having its registered office at EN-62, SECTOR-V, SALT LAKE CITY, KOLKATA-700 091, P.S. ELECTRONICS COMPLEX, SALT LAKE, SECTOR-V. - Amherst Street, Kolkata- 700009, represented by one of its director **Mr. Jitendra Mohan Gupta (PAN No. AASPG3099B)**, son of Late Bhagat Ram Gupta, residing at GUPTA NIWAS GUPTA CABLES COMPOUND, CUTTACK PURI ROAD, BHUBANESWAR-7510069 (ODISHA), P.S. LAXMI SAGAR, hereinafter referred to as the "**Purchaser**" (which expression shall include its respective heirs, legal representatives, executors, administrator, successor and/or successor-in-office and assigns)

4. **Subject matter of sale:** Apartment No. **9C1 Aria-III (3BHK)** having super built up area of **2114** Square Feet situated on the **9th Floor** (the "**Apartment**") morefully described in **Schedule-I** hereto, of the building consisting of **G+12** floors (the "**Building**"),

morefully described in **Schedule-II** hereto, in **GREENWOOD ELEMENT - HIG** named "**ARIA**" constructed on plot of land measuring 5 acres (the "**Land**") morefully described in **Schedule III Together With** right to use and enjoy basement covered car parking space no. **HB-103** (the "**Parking Space**") morefully described in **Schedule-IV** hereto and the common portions, amenities and facilities of the **GREENWOOD ELEMENT-HIG** named "**ARIA**" morefully described in **Schedule - V** hereto and the common portions, amenities and facilities in the Building (the "**Building Common Portions**") morefully described in **Schedule-VI** hereto.

5. ~~Background:~~

5.1 Acquisition of Motherland:

- 5.1.1 By Notification Nos. 387-H1/HG/NTP-2L-4/99 (Pt) dated 13th July 2004 published by the Government of West Bengal, Department of Housing transferred to West Bengal Housing Infrastructure Development corporation Limited (**WBHIDCO**), a Government company under the Housing Department approximately 182.85 acres of land in Mouza - Gopalpur, J.L.No.02, Police Station-Airport, District 24 Parganas North (**Mother Land**).
- 5.1.2 The Government of West Bengal decided to re-allot a portion of aforesaid Mother land measuring 5 acres to the Board for the purpose of Social Housing Schemes.
- 5.1.3 By letter no.1651/HIDCO/Admn-608(pt)/2004 dated 6th April 2006; WBHIDCO has given its no objection and has agreed to re-alienate the land in favour of the Government for necessary re-allotment to the Board.
- 5.1.4 By Notification Nos. 279-H1/HG/NTP-2L-9/99 (Pt) dated 31st May 2006 by the Government of West Bengal, Department of Housing, (P&D) Branch, under Section 29(1) of the West Bengal Housing Board Act, 1972, the Government of West Bengal transferred absolutely to the Board **4.96 acres** of land and by another Notification Nos. 66-H1/HG/NTP/2L-9/99 (Pt) dated 2nd February 2007 by the Government of West Bengal, Department of Housing, (P&D) Branch, under Section 29(1) of the West Bengal Housing Board Act, 1972, the Government of West Bengal transferred absolutely to the Board **0.04 acres** of land which is admeasuring

about **5 Acres** of land in total in a township named "New Town Kolkata" comprised in Mouza - Gopalpur, J.L.No.02, Police Station-Airport, District 24 Parganas North (**The Land**).

5.1.5 Ownership of The Land: In the circumstances, the Land stood transferred to and vested in the Board absolutely and forever and possession of the Land was also received by the Board.

5.1.6 Indemnification by Board: Indemnification by the Board about the correctness of their title.

5.1.7 Agreement: The Board being desirous to develop the land (defined above), being **5 Acres** by 02 (two) nos. of agreement dated 6th September, 2007 and 20th December 2010 respectively ("**Said Agreements**") appointed the company as a developer for construction of a housing complex in the said land comprised inter alia residential apartments for high income group (**GREENWOOD ELEMENT - HIG** named "**ARIA**"), middle income group (**Greenwood Elements-MIG** named "**TERRA**"), from lower income group (**Greenwood Elements-LIG** named "**ACQUA**") collectively known as "**Greenwood Elements**" and handed over possession of the land to the company. The development Agreement inter alia stipulated that:

- a) The Company, at its own costs and expenses, would construct a housing complex at the land comprising of residential apartments for people from high income groups, middle income groups and lower income groups.
- b) The Company would be entitled to enter into agreements with the prospective purchasers for sale and transfer of the apartments on such terms and conditions as deemed fit.

5.1.8 Power: In pursuance of the said agreement, the Board had granted a Power of Attorney to the company dated 6th September 2007 pursuant to which the company had a plan (the '**Plan**') prepared for the complex and obtained approval of lay out plan from West Bengal Housing Infrastructure Development Corporation (**HIDCO**) for construction of Greenwood Elements Complex.

5.1.9 Construction: The Company has since completed construction of the complex being **Greenwood Elements** consisting of [G+12 stories of four Towers, G+5 stories of 1 Tower and G+6 stories of 1

Tower] comprising flats for high income group (**GREENWOOD ELEMENT - HIG** named "**ARIA**"), 2 (Two) Towers [G+8] comprising flats for middle income groups (**Greenwood Elements -MIG** named "**TERRA**"), 1 (one) building [G+3] comprising flats for lower income group (**Greenwood Elements - LIG** named "**ACQUA**") collectively known as "**Greenwood Elements**".

- 5.1.10 Sale of composite units:** Pursuant to an application made by the Purchaser for purchase of an apartment in the **Greenwood Elements HIG - Complex**, the Company by a letter of allotment, (the "**Allotment**"), agreed to provisionally allot to the Purchaser the Apartment, subject to the Purchaser agreeing to the terms and conditions contained in the Allotment.
- 5.1.11 Sale of Land Share by Board:** The Board shall sell the undivided proportionate share in the said land attributable to the apartments to such prospective allottees who are selected by the company for allotment of the apartments (**Intending Purchasers**).
- 5.1.12 Completion of Construction:** Upon completion of the construction New Town Kolkata Development Authority granted completion certificate Dated **07.11.2013**.
- 5.1.13 Satisfaction and Possession:** Upon completion of construction and the Purchasers having complied with all the terms and conditions of the Allotment and making payment of the agreed price in the manner contained in the Allotment, the company had called upon the Purchasers to take possession of the Composite Unit and the Purchasers had taken possession thereof upon fully satisfying himself/herself/themselves about the title to the land, the plan and the construction of the apartment.
- 5.1.14 Completion of Sale:** At the request of the Purchasers, the Owner and the company (collectively - the "**Transferors**") are hereby completing the sale in respect of the Composite Unit in favour of the Purchasers.
- 5.1.15 Free from Encumbrances:** The land is free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions,

Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.

5.1.16 Supersession: The deed supersedes all writings, understandings, agreements, brochures and any other agreement between the parties hereto and purchaser agrees not to rely on the same.

5.1.17 Other Rights: Together with all other rights appurtenant to the Said Apartment and Appurtenances.

6. Now this Deed witnesses:

6.1 Sale:

The Transferors hereby grants, sells, transfers and conveys to the Purchaser the Apartment together with the undivided proportionate share in the Land and right to use and enjoy the undivided, impartible proportionate share in the Greenwood Elements HIG - Complex (ARIA) Common Portions, the Building Common Portions and right to use of the Parking Space, absolutely and forever, free from all encumbrances, which the Purchaser shall have and hold forever hereafter, at and for the consideration of **Rs. 72,83,920/- (Rupees: Seventy Two Lacs Eighty Three Thousand and Nine Hundred and Twenty Only)** the entirety of which has been paid by the Purchaser to the Company at or before the execution hereof, the receipt whereof the Company hereby admits and acknowledges and releases to the Purchaser the Apartment together with the undivided proportionate share in the Land, of and from the same subject to the observance and performance of the specific covenants stipulations, restrictions and obligations mentioned hereafter. It is a sale within the meaning of Section 54 of the Transfer of Property Act, 1882.

6.2 Purchaser's covenants :

6.2.1 The Purchaser doth hereby covenant with the Company, as follows :

6.2.1.1 The Purchaser has inter alia, inspected and verified all the documents including (right title and interest of the Board and/or the Company in respect of the project) the Plan (approved by WB Housing Infrastructure Development Corporation Ltd.) of the Greenwood Elements HIG - Complex , and the Apartment and is

satisfied as to the construction thereof and the condition and description of all fixtures and fittings installed and/or provided therein and also as to the amenities and facilities appertaining to the Apartment and as to the nature, scope and extent of benefit or interest in the Greenwood Elements HIG - Complex Common Portions and the Building Common Portions.

6.2.1.2 The Purchaser shall not ask the Company to undertake any repair or rectification work in the Apartment after handing over possession of the Apartment.

6.2.1.3 The Purchaser shall not raise any complaint regarding design, layout, accommodation, specifications, fittings and fixtures etc., of the Apartment and/or the amenities, utilities and/or facilities provided in the apartment and/or the Greenwood Elements HIG - Complex and/or the Greenwood Elements HIG - Complex Common Portions and/or in the Building Common Portions and/or with regard to maintenance of Greenwood Elements HIG - Complex and/or with regard to formation of maintenance organization/association for the Greenwood Elements HIG - Complex, after handing over possession of the Apartment.

6.2.1.4 The Company may setup exclusive residents Club (the "Arena"), which will include the tenants and lessees of any apartment within the complex. The intended facilities of the club are tentative and may vary at the sole discretion of the Company. The Club will be managed, operated and maintained initially by the Company and Association after it. The operation costs or charges of the Club will be included in the maintenance charges and be as determined from time to time by the Company and after Association after it. The terms and conditions of the membership and rules and regulations governing use of Club facilities will be formulated and be circulated prior the Club is made operations. As per the normal practice of the Clubs in Kolkata, the facilities will be provided on a pay by use basis. All the residents would have to pay a lifetime membership fee at the time of allotment and possession. The membership scheme is compulsory and shall create a right of use. No right or lien of any nature whatsoever will create or deemed to be created in favour of the members in respect of the assets of the Club. The membership scheme is for individuals only and the facilities of the Club can be availed by the residents of an Apartment. The

membership scheme is open only to HIG Residential of Greenwood Elements. If the Purchaser is a body corporate, it will be required to nominate the occupier of the allotted apartment, who, for all the purposes, will be treated as the member of the Club. In the event of sale or transfer of the Apartment by the original purchaser to another person, the membership of the original purchaser or the occupier shall stand automatically terminated and the new purchaser or the occupier of the Apartment shall have to apply afresh.

6.2.1.5 The Company shall itself or through its nominee or nominees supervise the maintenance of the tower for a short period after handing over possession of the Apartments. The Company will help in creation of Maintenance Body and Management Committee within 6 (six) months of handing over possession and registration of conveyance whichever is earlier. The Company will have the right to have one representative as a member of this Committee for a period not exceeding five years from the "date of possession" and an interest free maintenance security deposit for the respective apartments shall be paid by the purchaser to the Company at the time of possession. The said interest free maintenance security deposit for **GREENWOOD ELEMENTS - HIG** named "**ARIA**" is Rs.25,000/-. The balance of the security deposit i.e. after adjustment of the expenses incurred towards maintenance (if any), will be transferred to the Association and/or the Management Committee after handing over the complete possession. The security deposit is to secure the due payment and guard against the default in payment of regular maintenance by the purchasers. Each purchaser shall pay regular monthly maintenance charges from the "date of possession", which amount shall be determined, the amount shall be determine and formulated depending on the actual expenses and overhead costs at the sole discretion of the Company.

6.2.1.6 The Company shall not be liable to pay any maintenance or other charges, for any vacant apartments in the Greenwood Elements - HIG - Complex after the Greenwood Elements - HIG - Complex Common Portions and/or the Building Common Portions are handed over to the Association or to an interim body to be formed from amongst the resident purchasers of apartments or to a group of purchasers of the Greenwood Elements - HIG - Complex.

- 6.2.1.7 An Association under the West Bengal Apartment Ownership Act, 1972 will be created to take over the common areas and facilities of the respective Towers and the Maintenance and Management thereof and all purchasers shall have to become members of such Association. All the Purchasers are required to complete the formalities of becoming a member of such body and also to comply with the rules and bye-laws for their membership of the said body as instructed by the Company. A body of such associations will be created for carrying out complex level maintenance, full details of which shall be formulated by the Company in due course.
- 6.2.1.8 The Purchasers will have to apply to the New Town Electric Supply Company Limited (NTESCL) or West Bengal State Electricity Board (WBSEB) individually for obtaining supply of power and the meter for their respective units. Thus, the Purchasers shall be required to pay applicable security deposit, cost of cable and/or all other charges for the same to NTESCL or WESEB which will be intimated later.
- 6.2.1.9 The water supply will be made available from the deep tube wells till such time the water supply scheme is developed by HIDCO. After handing over of the common areas and facilities of the project, Apartment Owners Association shall make necessary correspondence with the concerned New Town Water Supply Authority as and when developed by HIDCO. The maintenance and the running cost of the deep tube well would be borne by the Apartment Owners Association after hand over possession of the Apartments.
- 6.2.1.10 The arrangements for disposal of sanitary, sewerage and storm water will be made to the nearest off site facility as per the common permission granted by HIDCO.
- 6.2.1.11 The Car Parking Spaces in the Greenwood Elements - HIG - Complex are provided within the Complex, if the Parking Space is allotted to the Purchaser. The right to use of Parking Space can only be transferred along with the Apartment hereby sold and shall be deemed to have been transferred with the Apartment even though the same be not expressly mentioned in any future conveyance or instrument of transfer. The Purchaser is only

entitled to use the car parking space and this Conveyance does not confer any right of ownership to the Purchaser of the space on which the parking facility is provided. If any car parking space remains unallotted then the same shall continue to be the property of the Company and can be allotted or used at their sole discretion.

- 6.2.1.12 The Greenwood Elements - HIG - Complex Common Portions, the Building Common Portions and the Club cannot, on any ground, whatsoever be partitioned or divided nor can anybody, whatsoever, be entitled to claim to have exclusive right, of any manner whatsoever, to any portion or portions of the Greenwood Elements - HIG - Complex Common Portions, the Building Common Portions and/or the Club. The common portions.
- 6.2.1.13 The Purchaser shall on and from the Deemed Date of Possession of the Apartment pay municipal taxes, charges, levies and impositions payable as the owner or occupier of the Apartment and properties appurtenant thereto, including all charges for repairs, maintenance and/or replacement and also the proportionate share of all taxes, levies and/or impositions as may be payable by the Purchaser for the management, administration and maintenance of the Greenwood Elements - HIG - Complex Common Portions, the Building Common Portions and the Club and all these liabilities shall be perpetual even though the same be not expressly mentioned in any future conveyance or instrument of transfer.
- 6.2.1.14 The proportionate undivided interest in the Greenwood Elements - HIG - Complex Common Portions and the Building, Common Portions shall not be transferable except along with the Apartment hereby sold to the Purchaser and shall be deemed to be conveyed and encumbered with the Apartment even though the same be not expressly mentioned in any future conveyance or instrument of transfer.
- 6.2.1.15 The Purchaser is purchasing the Apartment after having full knowledge of all laws/notifications and rules applicable in respect of the area where the Land is situated.

- 6.2.1.16 The Purchaser has fully satisfied himself about the right, interest and/or the title of the Company to the Land on which the Apartment is constructed.
- 6.2.1.17 The Purchaser shall use the Apartment only for the residential purpose.
- 6.2.1.18 The Purchaser shall sign all applications, papers, documents, maintenance agreement, electricity agreement and other relevant papers, as required, to ensure that the Company may do all acts, deeds and things necessary in the interest of the Greenwood Elements - HIG - Complex and the apartment owners.
- 6.2.1.19 The roof in the **GREENWOOD ELEMENTS - HIG** named "ARIA" will mean the ultimate roof of the building which will be for the common use for all the purchasers of that building. The Company will have the right of putting up signage and hoardings including neon signs of its name or the name of the segments or affiliates, as well as their products on the roof or walls or the common area of the complex. However, all the maintenance costs on this account will be on the account of the Company. The Purchaser shall use the roof of the Building in common with the other apartment owners in the Building.
- 6.2.1.20 The Purchaser shall not allow the Apartment to be so used as to cause annoyance to the owners/occupiers of the adjoining or neighboring apartments/buildings and shall not allow it to be used for any unhygienic, unlawful or immoral purpose or purposes subversive to the Government established by law in India.
- 6.2.1.21 The Purchaser admits, acknowledges and accepts that, notwithstanding anything herein contained, all common areas, facilities, amenities and portions both in the Greenwood Elements - HIG - Complex and/or in the Building in which the Apartment is located, will be those which are meant by the Company to be used and enjoyed in common by the purchasers/ residents thereof and which are not earmarked/reserved for any specific person or specific purpose by the Company, at its sole discretion.
- 6.2.1.22 The Purchaser shall carry out and perform the obligations and duties imposed and/or to be imposed under all laws both prevailing as well as those enacted hereafter.

6.2.1.23 The Purchaser shall indemnify the Company for any loss due to any act or negligence, by the Purchaser and/or its servants, employees or agents, to the Greenwood Elements - HIG - Complex Common Portions and/or the Building Common Portions.

6.3 Company's covenants : The Company, in future, shall at the request and cost of the Purchaser, execute such documents that may be required for perfecting and bettering the title or the Purchaser to the Apartment or more effectually transferring the Apartment to the Purchaser.

6.4 Possession: The Company has handed over the peaceful possession of the Apartment to the Purchaser, at or before the execution hereof, which the Purchaser does hereby admit and acknowledge.

6.5 Indemnity : The Company hereby indemnities and agrees to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs or expenses that the Purchaser may suffer or incur hereafter by virtue of any claim of any nature whatsoever in respect of any liabilities arising in connection with the Apartment or any part thereof, statutory or contractual, and the Company hereby further undertakes of covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser.

6.6 Costs of Stamp & Registration: The Purchaser will bear and pay the costs of Stamp Duty and Registration Fees of this Conveyance and other legal expenses for the registration.

Schedule - I
(Apartment)

All that the Apartment No. **9C1 Aria -III (3BHK)** having super built up area of **2114** Square Feet situated on the **9th Floor** of the Building constructed on the Land as shown bordered in "**Red**" in the annexed **Plan-A**, together with the undivided proportionate share in the Land and right to use and enjoy the undivided, impartible proportionate share in

the Greenwood Elements - HIG - Complex Common Portions and the Building Common Portions.

Schedule - II

(Building)

All that the Building consisting of G + 12 floors constructed on the Land described herein below as shown bordered in "**Green**" in the annexed **Plan-B**.

Schedule - III

(The Land)

All that the piece and parcel of land measuring 5 acres at previously Mouza Gopalpur at present Hidco(ii), J.L. No. 02 under Police Station previously Airport at present Rajarhat, Sub-Registry Office: Bidhannagar, District 24 Parganas North, West Bengal within previously Gopalpur Municipality at present Rajarhat Gopalpur Municipality which comes under HIDCO Plot No. AA in Action Area - IID/BLK-6 of New Town, Kolkata and butted and bounded as follows:

ON THE NORTH :	40.0m Wide Road.
ON THE EAST :	Peripheral Canal.
ON THE SOUTH :	Residential Block.
ON THE WEST :	Plot No. AAIID/BLK-7

Schedule - IV

(The Parking Space)

Right to use of the basement covered car parking space being numbered **HB- 103** in the Building in '**Orange**' in the annexed **Plan-C**.

Schedule - V**(The GREENWOOD ELEMENT - HIG named "ARIA" Complex -
Common Portions)**

All that the common areas, facilities, amenities and portions of the Greenwood Elements HIG - Complex including the Club which are meant by the Company to be used and enjoyed in common by the purchasers/residents (including the Purchaser herein) thereof and which are not earmarked/reserved for any specific person or specific purpose, by the Company. The common areas and facilities includes Swimming pool, Kid's pool, Gym with massage room and toilet, Air conditioned community hall with toilet, courtyards, play area for children, Toddler's play room with toilet, 02 nos. of Lifts in each G+12 Storied Tower and 01 no. of lift each in G+4 and G+5 Tower respectively, Lounge with toilet, Gents and Ladies change room with lockers, Driver's Toilet, Pump room for swimming pool, DG Power back up for which will be charged extra, Basket ball court and Open stage.

Schedule -VI**(The Building Common Portions)**

All that the common areas, facilities, amenities and portions of the Building in which the Apartment is located which are meant by the Company to be used and enjoyed in common by the purchasers/residents (including the Purchaser herein) thereof and which are not earmarked/reserved for any specific person or specific purpose by the Company.

IN WITNESS WHEREOF the parties hereto have executed this Conveyance at Kolkata on the day month and year first above written.

Executed and delivered by the **Board** in the presence of :

Aditya Ladia

FD- 453, Sector III
Salt Lake City
Kolkata-700106

Jai Prakash Singh
1B/H/28 Duv Duv Road Kurla 2

Executed and delivered by the **Company** in the presence of:

ADITYA LADIA

Jai Prakash Singh

Executed and delivered by the **Purchaser** in the presence of :

ADITYA LADIA

Jai Prakash Singh

Drafted By

Debasrata Chakraborty
(Advocate)

DEBASRATA CHAKRABORTY
ADVOCATE
DIST. JUDGES COURT, BARASAT
DIST. (N) 24-PARGANAS
E, NO- F/804/2007

Bengal Shrachi Housing Development Ltd.

Balu K. De

Authorised Signatory
As Constituted Attorney of West
Bengal Housing Board

Bengal Shrachi Housing Development Ltd.

Balu K. De

Authorised Signatory

For Gupta Power Infrastructure Ltd.

J. Gupta
Director

(Jitendra Mohan Gupta)

MEMO OF CONSIDERATION

RECEIVED from the within the named Purchaser sum of
**Rs. 72,83,920/- (Rupees: Seventy Two Lacs Eighty Three Thousand
Nine Hundred and Twenty Only)** being full and final consideration as
per Memo below paid on different dates by several cheques;

Paid on different dates

Through various cheques

Rs. 72,83,920/-

Rs. 72,83,920/-

**(Rupees: Seventy-Two Lacs Eighty-Three Thousand Nine Hundred
and Twenty Only)**

WITNESSES

1) *Aditya Ladia*

2) *Jai Akash Singh*

Bengal Shracchi Housing Development Ltd.









Authorised Signatory

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO












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

N.B. -

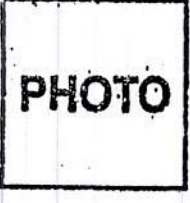
LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>B</i>	LH					
	RH.					

ATTESTED :- *Balraj Kumar*

 <i>Dr. P. P.</i>	LH					
	RH.					

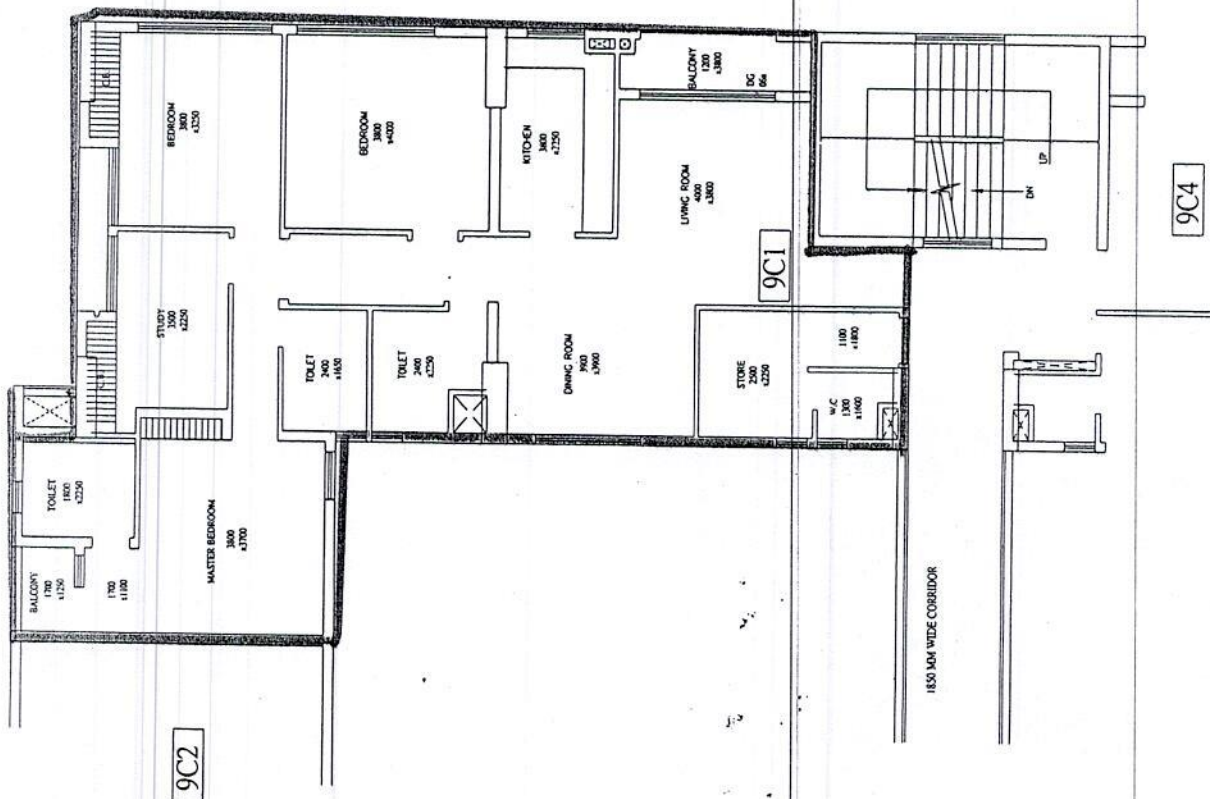
ATTESTED :- *Dr. P. P.*

 PHOTO	LH.					
	RH.					

ATTESTED :-

NOTE :- 1) NOT TO SCALE

2) WRITTEN DIMENSIONS TO BE FOLLOWED
PLAN - A



For Gupta Power Infrastructure Ltd.

[Signature]
Director



OWNER
GUPTA POWER INFRASTRUCTURE LTD.
AREA = 2114 SFT.

TITLE
BLOCK ARIA III
9TH FLOOR PLAN
FLAT NO. 9C1 / HIG III

PROJECT
REGISTRATION PLAN OF HOUSING COMPLEX
"GREEN WOOD ELEMENTS" AT RAJARHAT

Bengal Shrachi Housing Development Ltd.

[Signature]

Authorised Signatory
As Constituted Attorney of West
Bengal Housing Board

Bengal Shrachi Housing Development Ltd.

[Signature]
Authorised Signatory

[Signature]
Director

**NOTE :- 1)NOTE SCALE
2) WRITTEN DIMENSIONS TO
BE FOLLOWED**

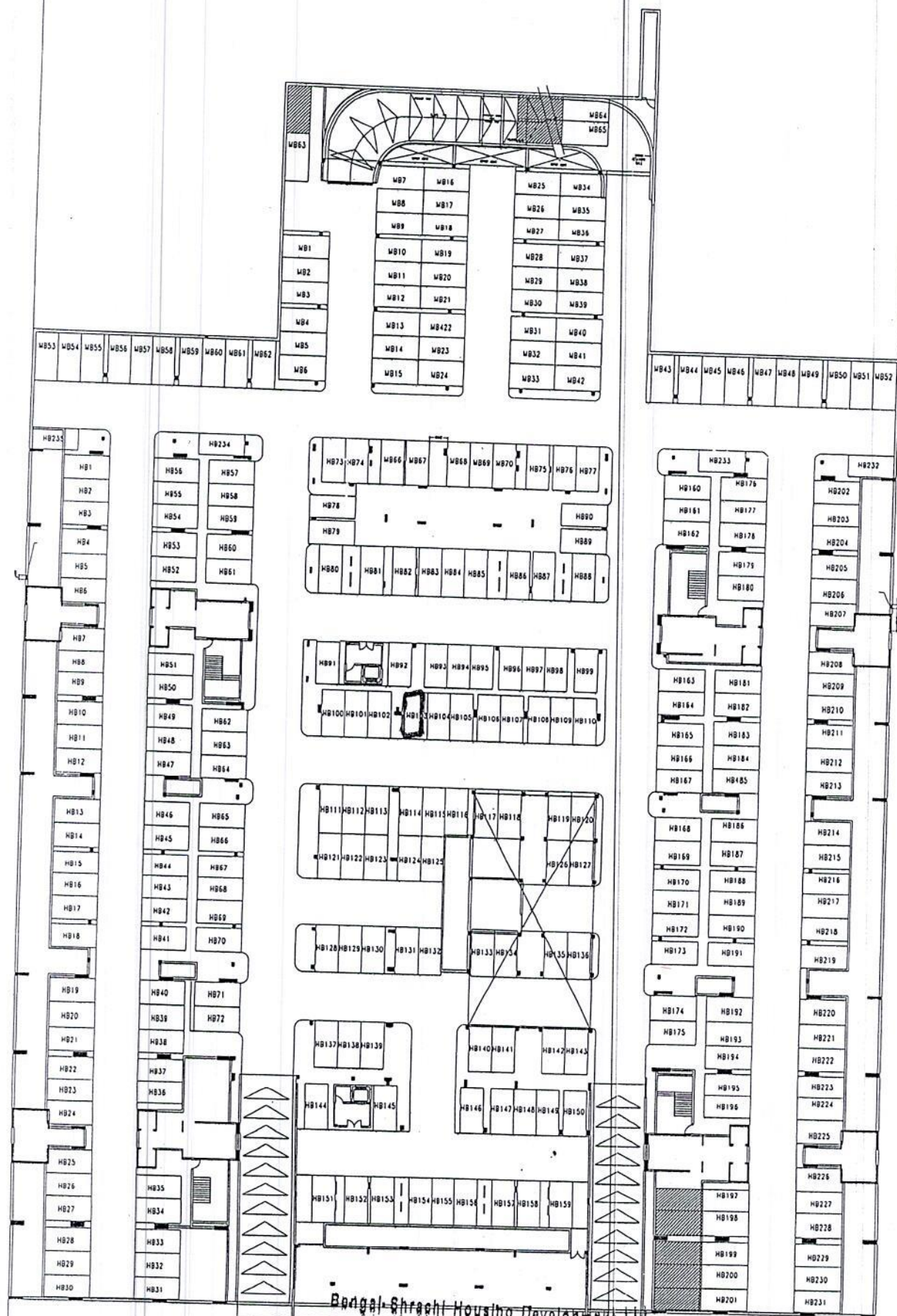
OWNER
GUPTA POWER INFRASTRUCTURE LTD.

COVERED CAR PARKING NO. HB103

TITLE	DATE	BY	REVISION
SITE PLAN SHOWING THE BUILDING BLOCKS & LOCATION OF PARKING			

OBJECT
REGISTRATION PLAN OF HOUSING COMPLEX "GREEN
WOOD ELEMENTS" AT RAJARHAT

For Gupta Power Infrastructure Ltd.



Bengal Shrachi Housing Development Ltd

Belu May De

Bengal Shrachi Housing Development Ltd.

Authorised Signatory

I am thinking



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230045664531
GRN Date: 08/06/2022 15:38:42
BRN: 510732472
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: Union Bank of India
BRN Date: 08/06/2022 03:39:40
Payment Ref. No: 2001335561/6/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Jitendra Mohan Gupta
Address: Bhubaneswar
Mobile: 9937089000
Depositor Status: Buyer/Claimants
Query No: 2001335561
Applicant's Name: Mr DEBABRATA CHAKRABORTY
Address: A.D.S.R. RAJARHAT
Office Name: A.D.S.R. RAJARHAT
Identification No: 2001335561/6/2022
Remarks: Sale, Sale by any Central/State Govt undertaking/authority/SPV Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001335561/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	2913
2	2001335561/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	728

IN WORDS: THREE THOUSAND SIX HUNDRED FORTY ONE ONLY. Total 3641



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

Srachi

GRN Details

GRN: 192022230024013098
GRN Date: 11/05/2022 12:58:43
BRN: 7521280262230
Gateway Ref ID: 5083435911
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 11/05/2022 13:10:29
Method: Punjab National Bank - Retail and Corporate NB
Payment Status: Successful
Payment Ref. No: 2001335561/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: JITENDRA MOHAN GUPTA, DIRECTOR OF GUPTA POWER INFRASTRUCTURE LIMITED
Address: GUPTA NIWAS, CUTTACK ROAD LAXMISAGAR, BHUBANESWAR
Mobile: 9937089000
EMail: jmgupta@guptapower.com
Depositor Status: Buyer/Claimants
Query No: 2001335561
Applicant's Name: Mr DEBABRATA CHAKRABORTY
Identification No: 2001335561/2/2022
Remarks: Sale, Sale by any Central/State Govt undertaking/authority/SPV

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001335561/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	474932
2	2001335561/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	118742
Total				593674

IN WORDS: FIVE LAKH NINETY THREE THOUSAND SIX HUNDRED SEVENTY FOUR ONLY.

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority Under Government of West Bengal)
3, Major Arterial Road, New Town, Kolkata - 700 156

Memo No. 3266.../NKDA/E-II(B)/208/13-14

Date: 07.11.2013

To

Name:

Bengal Shrachi Housing Development Ltd.

Address:

Shrachi Tower, Anandapur, E.M. Bypass - R.B. Connector Junction,

Kolkata-700 107

Telephone No:

033-39843984

Fax No:

91-33-3984 4249

E-mail address:

bshdl@shrachi.com

Subject: Grant of Occupancy Certificate for the residential project "Greenwood Elements" of Bengal Shrachi Housing Development Ltd. as per Building Sanction memo no. 70/NKDA/ENBR-34/2010 dated 08.04.2011 in respect of Plot no. AA-IID/Block-6, Premises no. 50-0676 Action Area - IID, New Town, Kolkata.

Reference: Notice of completion dated 16.11.2011 and your letter no. BS/NKDA/2013/649 dated 17.07.2013

Building Particulars:

Premises No. 50-0676

Plot No. AA-IID/Block-6

Street No. 676

Use Group: Residential

Dear Sir,

With reference to your notice of completion dated 16.11.2011 & 17.07.2013, all necessary documents in respect of the building at Plot No. AA-IID/Blk-6, Premises no. 50-0676 in Action Area - IID, New Town, Kolkata, have been received.

Major Information of the Deed

Deed No :	I-1523-09554/2022	Date of Registration	08/06/2022
Query No / Year	1523-2001335561/2022	Office where deed is registered	
Query Date	06/05/2022 1:11:33 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	DEBABRATA CHAKRABORTY BARASAT JUDGES COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8918842929, Status : Advocate		
Transaction	Additional Transaction		
[0106] Sale, Sale by any Central/State Govt undertaking/authority/SPV	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 72,83,920/-	Rs. 1,05,30,900/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 4,77,945/- (Article:23)	Rs. 1,19,470/- (Article:A(1), E)		
Remarks	Remission on the difference of Market Value and SET Forth Value is applicable, SD and Fee calculated on 72,83,920/- Interest on Stamp Duty and Registration Fees (IF applicable) are also added Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Project Name : GREENWOOD ELEMENTS - HIG - ARIARoad: Hidco-II-D, Pin Code : 700156

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	Mouza: Hidco RS - 6 (ii) - D			Super Built-up Area: 2114	69,33,920/-	1,00,83,780/-	Flat No: 9C1, Floor No: 9, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 195 Ft. , Other Amenities: Lift Facility, Club ,Gymnasium ,Date Of Completion of Flat :07/11/2013, New Flat ,Status of Completion : Completed
A2	Mouza: Hidco RS - 6 (ii) - D			Area of Covered Garage: 135	3,50,000/-	4,47,120/-	, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 195 Ft. , Other Amenities: Lift Facility, Club ,Gymnasium ,Date Of Completion of Flat :07/11/2013, New Flat ,Status of Completion : Completed



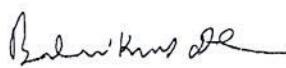



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	WEST BENGAL HOUSING BOARD 105 Surendra Nath Banerjee Road, City:- Not Specified, P.O:- Taltala, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700014 , PAN No.:: AAxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	BENGAL SHRACHI HOUSING DEVELOPMENT LIMITED Shrachi Tower, 686,Anandapur, EasternMetropolitan, City:- Not Specified, P.O:- Madurdaha, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



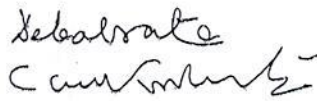
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Gupta Power Infrastructure Limited EN 62, Salt Lake City, Block/Sector: Sector V, City:- , P.O:- Nabadiganta, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:: Aaxxxxxx0b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr Balai Kumar De (Presentant) Son of Late Kalipada De Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 08/06/2022, Place of Admission of Execution: Office				
Jun 8 2022 3:34PM		LTI	08/06/2022	08/06/2022
Shrachi Tower, 686,Anandapur, EasternMetropolitan, City:- , P.O:- Madurdaha, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: Blxxxxxx9R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : WEST BENGAL HOUSING BOARD (as Authorised Signatory), BENGAL SHRACHI HOUSING DEVELOPMENT LIMITED (as Authorised Signatory)				
2	Name	Photo	Finger Print	Signature
Mr Jitendra Mohan Gupta Son of Late B R Gupta Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 08/06/2022, Place of Admission of Execution: Office				
Jun 8 2022 3:32PM		LTI	08/06/2022	08/06/2022
Gupta I Was, Cutback, Puri, City:- , P.O:- Budheswari, P.S:-TOWN, District:-Puri, Orissa, India, PIN:- 751006, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AAxxxxxx9B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Gupta Power Infrastructure Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debabrata Chakraborty Son of Late S Chakraborty Barasat, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			
	08/06/2022	08/06/2022	08/06/2022
Identifier Of Mr Balai Kumar De, Mr Jitendra Mohan Gupta			

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	Gupta Power Infrastructure Limited-1057.000000 Sq Ft
2	BENGAL SHRACHI HOUSING DEVELOPMENT LIMITED	Gupta Power Infrastructure Limited-1057.000000 Sq Ft

Transfer of property for A2

Sl.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	Gupta Power Infrastructure Limited-67.500000 Sq Ft
2	BENGAL SHRACHI HOUSING DEVELOPMENT LIMITED	Gupta Power Infrastructure Limited-67.500000 Sq Ft

Endorsement For Deed Number : I - 152309554 / 2022

On 08-06-2022

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 of Indian Stamp Act 1899.

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

Presented for registration at 15:29 hrs on 08-06-2022, at the Office of the A.D.S.R. RAJARHAT by Mr Balai Kumar De

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 1,05,30,900/-

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

Execution is admitted on 08-06-2022 by Mr Jitendra Mohan Gupta, Director, Gupta Power Infrastructure Limited (Others), EN 62, Salt Lake City, Block/Sector: Sector V, City:- , P.O:- Nabadiganta, P.S:-East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Mr Debabrata Chakraborty, , , Son of Late S Chakraborty, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 08-06-2022 by Mr Balai Kumar De, Authorised Signatory, WEST BENGAL HOUSING BOARD, 105 Surendra Nath Banerjee Road, City:- Not Specified, P.O:- Taltala, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700014; Authorised Signatory, BENGAL SHRACHI HOUSING DEVELOPMENT LIMITED, Shrachi Tower, 686,Anandapur, EasternMetropolitan, City:- Not Specified, P.O:- Madurdaha, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Debabrata Chakraborty, , , Son of Late S Chakraborty, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,19,470/- (A(1) = Rs 1,19,456/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,19,470/-

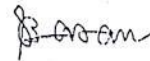
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/05/2022 1:10PM with Govt. Ref. No: 192022230024013098 on 11-05-2022, Amount Rs: 1,18,742/-,
Bank: SBI EPay (SBlePay), Ref. No. 7521280262230 on 11-05-2022, Head of Account 0030-03-104-001-16
Online on 08/06/2022 3:39AM with Govt. Ref. No: 192022230045664531 on 08-06-2022, Amount Rs: 728/-, Bank:
Union Bank of India (UBIN0530166), Ref. No. 510732472 on 08-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,77,845/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,77,845/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 226, Amount: Rs.100/-, Date of Purchase: 05/05/2022, Vendor name: M Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/05/2022 1:10PM with Govt. Ref. No: 192022230024013098 on 11-05-2022, Amount Rs: 4,74,932/-,
Bank: SBI EPay (SBlePay), Ref. No. 7521280262230 on 11-05-2022, Head of Account 0030-02-103-003-02
Online on 08/06/2022 3:39AM with Govt. Ref. No: 192022230045664531 on 08-06-2022, Amount Rs: 2,913/-, Bank:
Union Bank of India (UBIN0530166), Ref. No. 510732472 on 08-06-2022, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal