

01167

I-01096



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 571308

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

5 APR 2013
Addl. District Sub-Registrar
Bidhanagar (Salt Lake City)

TRANSFER OF LEASE / DEED OF ASSIGNMENT

This TRANSFER OF LEASE/DEED OF ASSIGNMENT is made on this the 5th day of April, Two Thousand and Thirteen (2013) A.D.

BETWEEN

SMT. ARATI DAS, wife of Late Bishnu Pada Das, by nationality Indian, by faith Hindu, by occupation Retired and residing at EC 130, Sector I, Salt Lake City, Kolkata 700 064 hereinafter called and referred to as "THE TRANSFEROR/ASSIGNOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the
ONE PART.

2011

NAME: Ravindra Kumar Chapra
ADD: 22, college Road 8 Apr
Rs. 5,000/- - 3 APR 2013
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

Rabindra Nagar
Comple

Hon'ble

- 3 APR 2013

- 3 APR 2013

7/1/103

Idem



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

15 APR 2013

Identified by me:

SANDIP KAR
Sandip Kar

S/o. Sri Rajunshra Kar 19, Bedu Challenger Street
P.S - Ambest Street, Kolkata - 700 009.
Occupation: Business.

AND

(1) **SRI RAVINDRA KUMAR CHOPRA**, son of Sri Joychand Lal Chopra, by nationality Indian, by faith Hindu, by occupation Self Employed and (2) **SRI BIRENDRA KUMAR CHOPRA**, son of Sri Joychand Lal Chopra, by nationality Indian, by faith Hindu, by occupation Self Employed and both (1) and (2) are residing at 88, Collage Road, Rabindra Nagar Complex, Block G, 4th Floor, Flat No. 401, Howrah 711 103, hereinafter called and referred to as "**THE TRANSFEREES/ASSIGNEES**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

THE GOVERNOR OF STATE OF WEST BENGAL hereinafter called and referred to as "**CONFIRMING PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successor-in-office and assigns) of the **THIRD PART**.

WHEREAS by an Indenture of Lease dated the 20th day of August, 1970 made between the Governor of the State of West Bengal therein described as the Lessor of the One Part and one Bishnu Pada Das, *since deceased* and Smt. Arati Das, therein described as the Lessees of the Other Part and registered at the office of the Sub-Registrar, Cossipore, Dum Dum in Book No. I, Volume No. 95, Pages from 73 to 79, Being No. 6162 for the year 1970 (hereinafter referred to as '**THE ORIGINAL LEASEES**'), the said Governor of the State of West Bengal for the premium and/or salami of ₹ 19,197.50 and also at the yearly rent at the nominal rate of ` 1/- per annum or any fraction of any year at the same rate and on the other terms and conditions therein mentioned, duly granted and demised unto the said Lessees **ALL THAT** the piece and parcel of land measuring 4.2395 Cottahs be the same a little more or less situated lying at and being Plot No. 130 in Block EC in Sector I in Northern Salt Lake City Extension Area in the District of 24-Parganas (North), Police Station Salt Lake [now Bidhannagar (North)], registration office Cossipore-Dum Dum (now ADJR, Bidhannagar) and morefully described in the Schedule "A" hereunder written and hereinafter referred to as "**THE SAID PLOT OF LAND**" to erect a house building thereon for residential purpose for a period of 999 years commencing on and from the date of execution of the said Original Lease dated 20th day of August, 1970 at the annual lease rent and on the terms and conditions covenants and stipulations therein contained.

AND WHEREAS the said Bishnu Pada Das, *since deceased* and Smt. Arati Das obtained Possession of "**THE SAID PLOT OF LAND**" by virtue of a Possession Certificate No. 2522 dated 25th day of July, 1975.

Certificate No 5523 dated 25th day of July 1970

obtained possession of THE SAID PLOT OF LAND, by virtue of a possession

AND WHEREAS the said Bishnu Das since deceased and Smt. Arun Das

contained

annual lease rent and on the terms and conditions contained and also follows the

date of execution of the said Original Lease dated 20th day of August, 1970 at the

thereon for rentable purposes for a period of 999 years commencing on and from the

hereinafter related to as THE SAID PLOT OF LAND, by virtue of a possession

Bidhannagar) and hereby described in the

from Bidhannagar, District of West Bengal, India

(Lake City) Extension No. 1, Volume No. 1, Page No. 1, North 24 Pgs.

or less situated

THAT the parties

conditions of

sum of Rs.

and/or

(LEASEE) the

being No. 6105 for the year 1970 (hereinafter referred to as THE ORIGINAL

Register, Calcutta, Part D in Book No. 1, Volume No. 82, Page No. 1, North 24 Pgs.

described as the Lessee of the Other Part and registered at the office of the C.D.

the One Part and on Bishnu Das, since deceased and Smt. Arun Das, who on

between the Governor of the State of West Bengal thereon described as the Lessee of

WHEREAS by an indenture of Lease dated the 20th day of August, 1970 made

assignee) of the THIRD PART

referred to the subject or context be deemed to include the said assignment and

related to as CONFIRMING PARTY, which commission shall be deemed to be

THE GOVERNOR OF STATE OF WEST BENGAL, Bidhannagar, India

AND

to include that responsibility shall be deemed to include the said responsibility and

assignee) of the SECOND PART

to include that responsibility shall be deemed to include the said responsibility and

to include that responsibility shall be deemed to include the said responsibility and

to include that responsibility shall be deemed to include the said responsibility and

to include that responsibility shall be deemed to include the said responsibility and

to include that responsibility shall be deemed to include the said responsibility and

to include that responsibility shall be deemed to include the said responsibility and

to include that responsibility shall be deemed to include the said responsibility and

to include that responsibility shall be deemed to include the said responsibility and

to include that responsibility shall be deemed to include the said responsibility and

to include that responsibility shall be deemed to include the said responsibility and

to include that responsibility shall be deemed to include the said responsibility and

to include that responsibility shall be deemed to include the said responsibility and

to include that responsibility shall be deemed to include the said responsibility and



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

5 APR 2013

AND WHEREAS while in possession and enjoyment of the "**SAID PROPERTY**" the said Bishnu Pada Das, *since deceased* died intestate on 15th day of July, 1990 leaving behind Smt. Arati Das, the Transferor/Assignor herein, Sri Amit Kumar Das and Smt. Anjana Chanda as his only heirs and legal representatives under the provisions Hindu Succession Act, 1956 and upon the demise of the said Bishnu Pada Das, *since deceased*, Smt. Arati Das, the Transferor/Assignor herein, the said Sri Amit Kumar Das and Smt. Anjana Chanda duly mutated their names in all the records of concerned statutory authorities in respect of **THE SAID PLOT OF LAND** including in the records of the Urban Development Department, Kolkata, by virtue of Mutation Order No. 2203-SL(AL/EC-130) dated the 6th day of August, 2002 issued by the Joint Secretary to the Government of West Bengal, Urban Development Department, Salt Lake Branch, Sech Bhavan, Bidhannagar, Kolkata 700 091.

AND WHEREAS the while in possession and enjoyment of **THE SAID PLOT OF LAND**, the said Smt. Anjana Chanda, the Mutated Lessee gifted and/or transferred her respective undivided 1/6th share of the lease hold property to the Transferor/Assignor herein by virtue of the registered Deed of Gift/Transfer dated 23rd day of April, 2010 executed between the said Smt. Anjana Chanda, the Mutated Lessee as the Donor of the First Part and the said Smt. Arati Das as the Donee of the Other Part for the unexpired period of the Original Lease and the said registered Deed of Gift dated 23rd day of April, 2010 was registered in the office of District Sub Registrar – II, North 24 Parganas, Barasat and was recorded in Book No. I, Volume No. 11, Pages 3670 to 3680, being No. 03596 for the year 2010.

AND WHEREAS the while in possession and enjoyment of **THE SAID PLOT OF LAND**, the said Sri Amit Kumar Das, the Mutated Lessee gifted and/or transferred his respective undivided 1/6th share of the lease hold property to the Transferor/Assignor herein by virtue of the registered Deed of Gift/Transfer dated 23rd day of April, 2010 executed between the said Sri Amit Kumar Das, the Mutated Lessee as the Donor of the First Part and the said Smt. Arati Das as the Donee of the Other Part for the unexpired period of the Original Lease and the said registered Deed of Gift dated 23rd day of April, 2010 was registered in the office of District Sub Registrar – II, North 24 Parganas, Barasat and was recorded in Book No. I, Volume No. 11, Pages 3681 to 3691, being No. 03597 for the year 2010.

AND WHEREAS by virtue of the said two registered Deeds of Gift dated 23rd day of April, 2010, **THE SAID PLOT OF LAND** developed upon the Transferor/Assignor herein and accordingly the Transferor/Assignor herein duly mutated her name as Sole Lessee in all the records of concerned statutory authorities in respect of **THE SAID PLOT OF LAND** including in the records of the Urban Development Department Vide Memo/Order No. 905(2)-UD/SL(AL)/EC-130 dated the 19th day of April, 2011 issued by

Memorandum No. 505(S)-UD/SL(A)/SEC-130 dated the 18th day of April, 2011 issued by
PLOT OF LAND including in the records of the Urban Development Department vide
lessee in all the records of concerned statutory authorities in respect of THE SAID
herein and accordingly the Transferor/Assignor herein duly mutated her name as Sole
of April, 2010. THE SAID PLOT OF LAND developed upon the Transferor/Assignor

5 APR 2013



Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

3880 being No. 0308 for the year 2010
Patnana, Baisak and was recorded in Book No. 1 Volume No. 11 Pages 3870 to
day of April, 2010 was registered in the office of District Sub Registrar - II, North 24
unexpired period of the Original Lease and the said registered Deed of Gift dated 23rd
the First Part and the said Smt. Arati Das as the Donor of the Other Part for the
executed between the said Smt. Arati Das and the said mutated Lessee as the Other Part of
herein by virtue of the registered Deed of Gift dated 23rd day of April, 2010
respective undivided 1/8th share of the lease hold property to the 1 son/son/Assignor
LAND, the said Smt. Arati Das, the mutated Lessee and the mutated Assignor her
AND WHEREAS the while in possession and enjoyment of THE SAID PLOT OF

Government of West Bengal, Urban Development Department, Salt Lake Branch, Sec-
SL(A)/EC-130 dated the 6th day of August, 2005 issued by the Joint Secretary to the
the Urban Development Department, Kolkata, by virtue of Mutation Order No. 2503-
and Smt. Arati Das in respect of THE SAID PLOT OF LAND including in the records of
and Smt. Arati Das duly mutated their names in all the records of concerned
dated 20th April 2005 the Transferor/Assignor herein the said Smt. Arati Das since
Hindu Succession Act, 1956 and upon the terms of the said Hindu Law, since
Smt. Arati Das as the sole heir and legal representatives under the provisions
levied being Smt. Arati Das, the Transferor/Assignor herein, Smt. Arati Das and
the said Bidhanagar Das, since deceased died intestate on 18th day of July, 1990

AND WHEREAS while in possession and enjoyment of the SAID PROPERTY

the Land Manager, Bidhannagar, O.S.D. & Ex-officio Deputy Secretary to the Government of West Bengal, Urban Development Department, Sech Bhavan, Bidhannagar, Kolkata 700 091.

AND WHEREAS after getting the sanctioned plan, the Transferor/Assignor constructed a single storied residential building on the said plot as per the sanctioned plan.

AND WHEREAS THE SAID PLOT OF LAND is absolutely free from all sorts of encumbrances, charges, liens, uses, executions, liabilities, leases, tenancies, licenses, requisitions, acquisitions and alignments and/or attachments in every manner whatsoever and the Original Lease dated 20th day of August, 1970 is in full force and effect thereto and the rental thereunder has duly been paid by the Transferor/Assignor herein up-to date to the Superior Landlord.

AND WHEREAS the Superior Landlord namely the Urban Development Department, Government of West Bengal by **Notification No. 2709-SL(AL)/4S-9/2004 (Pt-I)** dated Kolkata the 22nd June, 2012 issued by the Urban Development Department, Government of West Bengal on behalf of **HIS EXCELLENCY the GOVERNOR of West Bengal** and which was published on 25th day of June, 2012 at the Extraordinary Kolkata Gazette, was pleased to grant permission for transfer of residential plots of land of Salt Lake City subject to payment of ₹ 5,00,000/- (Rupees Five Lac only) per Cottah.

AND WHEREAS the Transferor/Assignor herein in terms of the aforesaid notification applied before the concerned authority of the Urban Development Department, Government of West Bengal for transferring her **undivided 100%** share of Plot No. 130 in Block EC in Sector I in Northern Salt Lake City Extension Area in the District of 24-Parganas (North), Police Station Bidhannagar (North), registration office ADSR, Bidhannagar along with the **undivided 100%** share of the construction thereon (for the sake of brevity hereinafter referred to and called as the '**said property**'), which is morefully and particularly described in the Schedule 'B' made hereunder written.

AND WHEREAS after careful consideration, the Superior Landlord namely the Urban Development Department, Government of West Bengal by its Letter/Memo No. 59-SL(AL)SC/(EC-130) dated the 28th March, 2013 was pleased to allow the Transferor/Assignor herein to transfer/assign her **undivided 100% leasehold right, title and interest of the said property for the unexpired period of 999 years without prejudice to their (the Urban Development Department, Government of West Bengal) any right and interest over said premises in any manner whatsoever and subject to strict compliance of all and every terms and conditions, covenants, stipulations and restrictions made in the Original Lease dated 20th day of August, 1970 by the Transferees/Assignees herein.**



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

5 APR 2013

NOW THIS DEED OF TRANSFER WITNESSETH AND IT IS HEREBY DECLARED AND AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

That in consideration of a sum of ₹ 1,72,00,000/- (Rupees One Crore and Seventy Two Lac only) paid by the Transferees/Assignees to the Transferor/Assignor, the receipt whereof the Transferor/Assignor doth hereby admits and acknowledges in every manner whatsoever. The Transferor/Assignor doth hereby grant, transfer, convey, assign and assure unto the Transferees/Assignees **ALL THAT** leasehold right, title and interest of **undivided 100%** share of Plot No. 130 in Block EC in Sector I in Northern Salt Lake City Extension Area in the District of 24-Parganas (North), Police Station Bidhannagar (North), registration office ADSR, Bidhannagar along with the **undivided 100%** share of the construction thereon for the unexpired/balance residue period of the term mentioned hereinbefore and recited in the Deed of Lease dated 20th day of August, 1970 being the **said property TOGETHER WITH** all areas, gardens, trees, fences, ditches, hedges, common roads, waters, water-courses, rights, lights, liberties, privileges, easements and appurtenances whatsoever belonging or held or occupied therewith and **TO HAVE AND TO HOLD** the same unto the Transferees/Assignees for the residue unexpired of the said term of 999 years subject to payment of the rent reserved thereby and observance of all covenants by the Transferees/Assignees of the conditions contained in the Original Lease dated 20th day of August, 1970 **PROVIDED FURTHER** that the Transferor/Assignor hereby covenants with the Transferees/Assignees **THAT NOTWITHSTANDING** any act, deed or thing by the Transferor/Assignor at any time done or executed or knowingly suffered to the contrary the said Lease is subsisting good and effectual Lease or the demised premises **AND THAT** the same has not been forfeited or surrendered or become void of voidable **AND THAT** the Transferor/Assignor has got rightful power and absolute authority to transfer, assign, assure and convey the **said property** for the unexpired/balance period of 999 years in the manner aforesaid **AND THAT** the Transferees/Assignees shall and will and may at all times hereafter during all the residue unexpired period of the said term of 999 years by the said Lease dated 20th day of August, 1970 peacefully and quietly possess and enjoy the **said property** and receive the rents and issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Transferor/Assignor or any person or persons claiming through under or in trust for the Transferor/Assignor **AND THAT** the **said property** free from all encumbrances made occasioned or suffered by the Transferees/Assignees or any person or persons claiming as aforesaid **AND FURTHER THAT** the Transferees/Assignees and all persons claiming any Estate for them shall and will during the residue now un-expired period of the term granted by the said Lease dated 20th day of August, 1970 at the request and cost of the Transferees/Assignees execute or cause to be done and executed all such acts, deeds and things for further and more perfectly assuring the **said property** and every part thereof unto the Transferees/Assignees in the manner aforesaid as shall be or may be reasonably required **PROVIDED HOWEVER** the Transferees/Assignees shall and will at all times hereafter during the residue now un-expired period of the said



Addl. District Sub-Registrar
Bidhanagar (Saidabad City)
5 APR 2013

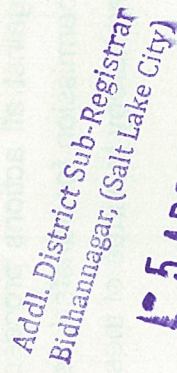
term of 999 years as granted to the Transferees/Assignees by the said Lease dated 20th day of August, 1970 and observe and perform the Transferees/Assignees covenants and conditions, restrictions therein and shall save harmless and keep indemnified the Original Lessor and its Estate and effects from and against all actions proceedings claims or demands on account or in respect thereof **AND** it is hereby further agreed and declared that neither the transfer and assignment as aforesaid nor anything herein contained shall prejudice or effect the original reservation of rent of the further stipulations covenants and conditions contained in the said Deed of Lease in respect of the **said property** and the person or persons from time to time entitled thereto **AND** the Transferor/Assignor declares that the Transferees/Assignees shall be entitled to mutate their names in the records of all the competent statutory authorities including in the records of the Urban Development Department, Government of West Bengal **AND THAT** the Transferor/Assignor ceases to have any interest in the above mentioning property from this day **AND THAT** the Transferor/Assignor delivers possession of the **said property** unto and in favour of the Transferees/Assignees **TO HAVE AND TO HOLD** the same for their use and benefit without any interruption, claim and demand whatsoever by the Transferor/Assignor or any person claiming through them subject to the terms and conditions of the original Deed of Lease for the unexpired period of the Original Lease.

The Transferor/Assignor herein has represented, assured and undertaken to the Transferees/Assignees the given warranties as follows:-

- i. That the Transferor/Assignor herein is the lawful Mutated Lessee of the **said property** and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the **said property** and the **said property** is free from all/any claim, demand, encumbrance charges, liens, uses, executions, liabilities, leases, licenses, requisitions, acquisitions and alignments etc. whatsoever or howsoever.
- ii. That the Transferor/Assignor herein shall keep harmless and indemnified the Superior Landlord namely the Urban Development Department, Government of West Bengal and its Estate and effects from and against all actions proceedings claims or demands on account or in respect of granting permission for transfer/assign of the **said property** and/or in respect of the transfer caused hereby by virtue of these presents.

The Transferees/Assignees herein have represented, assured and undertaken as under:

- (i) The Transferees/Assignees shall strictly comply with all and every terms and conditions, covenants, stipulations and restrictions made in the Original Lease dated 20th day of August, 1970 and in breach of any of the terms and conditions, covenants, stipulations and restrictions made in the Original Lease dated 20th day of August, 1970 by the Transferees/Assignees herein, the Superior Landlord namely the Urban



5 APR 2013

Development Department, Government of West Bengal shall have absolute and exclusive right to re-enter into possession of the demised land or any part thereof after determining the leasehold title of the demised land ex-parte.

(ii) The Transferees/Assignees shall use the **said property** exclusively for the purpose as stated in the Original Lease dated 20th day of August, 1970.

(iii) The Superior Landlord namely the Urban Development Department, Government of West Bengal and all other and every statutory authorities having jurisdiction over the **said property** shall remain indemnified against any and all claims/dues payable by the Transferees/Assignees to any local authority in future.

(iv) That in case of any subsequent transfer of the **said property** by the Transferees/Assignees, the Transferees/Assignees shall again have to obtain prior permission in writing from the Confirming Party herein namely the Government of West Bengal.

THE SCHEDULE "A" ABOVE REFERRED TO LEASEHOLD LAND

ALL THAT leasehold land measuring 4.2395 Cottahs be the land a little more or less and construction made on the Plot No. 130 in Block EC in Sector I in Northern Salt Lake City Extension Area in the District of 24-Parganas (North), Police Station Bidhannagar (North), Registration Office Additional District Sub Registrar, Bidhannagar (Salt Lake City), Kolkata 700 064.

BOUNDARY

NORTH : Plot No. 24 (5K), 25 (5K) and 129 (4K) in Block EC;
SOUTH : Plot No. 131 (4K) in Block EC & Type VI Road;
EAST : Plot No. 129 (4K) in Block EC & Type VI Road;
WEST : Plot No. 24 (5K) and 131 (4K) in Block EC.

THE SCHEDULE "B" ABOVE REFERRED TO (SAID PROPERTY)

ALL THAT leasehold right, title and interest of **undivided 100%** share of land measuring about more or less 4.2395 Cottahs in Plot No. 130 in Block EC in Sector I in Northern Salt Lake City Extension Area in the District of 24-Parganas (North), Police Station Bidhannagar (North) registration office Registration Office Additional District Sub Registrar, Bidhannagar (Salt Lake City), Kolkata 700 064 along with the **undivided 100%** share of the construction thereon measuring in total about more or less 700 Square Feet which is lying in the Ground Floor of the Premises for the unexpired/balance residue period of the term mentioned hereinbefore and recited in the Deed of Lease dated 20th day of August, 1970.

5

Government of West Bengal 2152, have specified and

determining the heretofore file of the Division and

(i) The Transferee's address shall be the said property

over the said property shall remain undisturbed against any and all

that in case of any subsequent transfer of the said property by the

being

THE SCHEDULE "A" ABOVE REFERRED TO READS OLD LAND

ALL THAT heretofore land measuring 4.3382 Contain be the land a little more or

BOUNDARY

WEST 34 (5K) and 131 (4K) in Block EC
EAST Plot No 128 (4K) in Block EC & Type VI Road
SOUTH Plot No 131 (4K) in Block EC & Type VI Road
NORTH Plot No 34 (5K) 35 (5K) and 130 (4K) in Block EC



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

5 APR 2013

Deed of Lease dated 30th day of August 1970
The above distance bearing period of the land mentioned heretofore and recited in the
relative Fee which is paid in the Ground Plot of the premises for the
100% share of the construction thereon measuring in total about more or less 200
Regd. Bidhannagar (Salt Lake City) Kolkata 300 000 sqd along with the undivided
Station Bidhannagar (North) registration office Registration Office Additional District Sub
Northern Salt Lake City Extension Area in the District of Bidhannagar (North) Police
measuring about more or less 4.3382 Contain be the land a little more or less 4.3382

IN WITNESS WHEREOF the PARTIES hereto have hereunto set and subscribed their respective hands, seals and signatures on the day, month and year first above written.

SIGNED, SEALED and DELIVERED
by the Transferor/Assignor namely
SMT. ARATI DAS

Arati Das

PAN Card No. AWRPD68170

SIGNED, SEALED and ACCEPTED
by the Transferees/Assignees namely
SRI RAVINDRA KUMAR CHOPRA

Ravindra Kumar Chopra

PAN Card No. ACAPC4647H

SRI BIRENDRA KUMAR CHOPRA

Birendra Kumar Chopra

PAN Card No. ACPPC0363F

In presence of the following

WITNESSES:-

1. SANDIP KAR s/o. Sri Rajnish Kumar.

Sandip Kar

19, Bedm Chatterjee Street, Kol-9

2. Abhinandan Chopra (ABHINANDAN CHOPRA)

*40 Shri Birendra Kumar Chopra
88 College Road, Howrah - 71103.*

SIGNED, SEALED and ACCEPTED
by the Confirming Party namely
Government of West Bengal,
Urban Development Department

Land
Land Manager, Bidhannagar
Urban Development Department
Govt. of West Bengal

In presence of the following

WITNESSES:-

1. Sanjoy Kumar

Mitra

2.

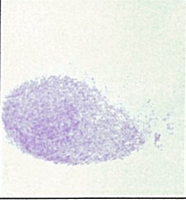
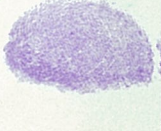
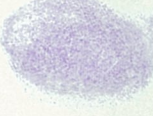
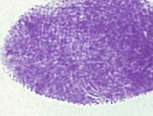
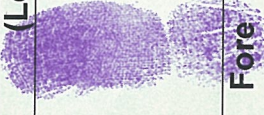
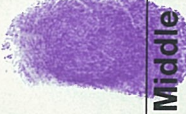
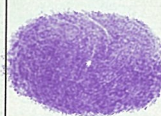
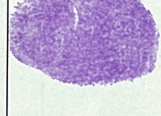
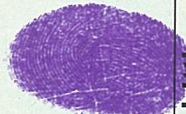
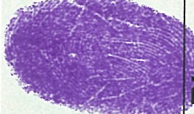
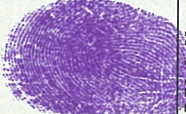
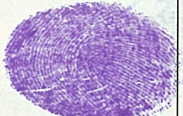
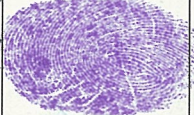
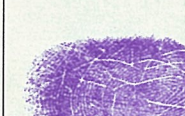
Drafted as per Government Format.



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

5 APR 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

	Anand Das					    
						    
						    
						    
						    
						    
						    
						    
						    
						    



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

15 APR 2013

1096/13

Government of West Bengal
Urban Development Department
Nagarayan, Block DF-8, Sec-I
Salt Lake, Bidhannagar,
Kolkata - 700 064.

No.59 -SL(AL)SC/(EC-130).)

Dated the 28th March 2013-

ORDER

This office received application dated 19.10.2012 along with enclosures submitted by Smt Arati Das mutated lessee of Plot No.EC-130, Sec.I, Salt Lake, Kolkata-700 064 whereby permission was sought for by the lessee for transferring her 100% share in the said property (the plot with building thereon) to Sri Birendra Kumar Chopra and Shri Rabindra Chopra by way of deed of transfer in terms of Notification No.2709-SL(AL)/4S-9/2004(Pt-I) dated 22.06.2012.

Since the conditions stipulated in the Notification have been complied with and necessary fees deposited vide T.R. Chaitan No. 7 dated 01.02.2013 deposited with S.B.I. Bikash Bhavan, Salt Lake, Kolkata, the Governor has been pleased to grant permission for transfer thus enabling Smt Arati Das mutated lessee of the Plot for executing Deed of Transfer in favour of Shri Birendra Kumar Chopra and Shri Rabindra Chopra. The deed of transfer should be executed before the undersigned after vetting typed deed of transfer/assignment and registered in the office of the Additional Dist.Sub-Registrar, Bidhannagar, Bikash Bhavan, Salt Lake, Kolkata-9/District/Additional Register of Assurance, North 24 Parganas as per the enclosed proforma within sixty(60) days from the date of issue of this order. After registration of the deed a certified copy of the same should be submitted to this office at the earliest for mutation/update the Government records.

Proforma of Deed of Transfer/Assignment is available in this Deptt's website- www.wburban.dev.gov.in.

Sd/
(Sital Chandra Mondal)
Land Manager, Bidhannagar and O.S.D
& Ex- Officio Deputy Secretary

No59-SL(AL)SC/EC-130)

Dated, the 28th March 2013

Copy forwarded for information and necessary action to:-

1. The Principal Secretary, U.D. Department, Nagarayan, Salt Lake, Kol-64.
2. The Special Secretary, U.D. Deptt., Nagarayan, Salt Lake, Kolkata-64.
3. The Additional Dist.Sub-Registrar, Bidhannagar, Bikash Bhavan, Salt Lake, Kol-91.
4. The Executive Officer, Bidhannagar Municipality, Poura Bhavan, FD-415A, Sector-III.
By Registered post
5. Smt. Arati Das, (Lessee) EC-130, Sector-1, Salt Lake, Kolkata-700064.
6. Shri Birendra Kumar Chopra, (transfree), 88, College Road, Rabindra Nagar Complex, block-G, 4th Floor, Flat NO. 401, Howrah-711103.
7. Shri Rabindra Kumar Chopra (transferee), 88-College Road, Rabindra Nagar complex, Block-G, 4th Floor, Flat no.- 401, Howrah-711103.


Land Manager, Bidhannagar
And O.S.D. & EX- Officio Deputy Secretary



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

Endorsement For Deed Number : I - 01096 of 2013
(Serial No. 01167 of 2013)

On 05/04/2013

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 : 4, 63 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 1,90,028/- paid online on 04/04/2013 2:35PM with Govt. Ref. No. 192013140000040051 on 04/04/2013 2:34PM, Bank: HDFC Bank, Bank Ref. No. 68297023 on 04/04/2013 2:35PM, Head of Account: 0030-03-104-001-16, Query No:1504L000002217/2013

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.-1,72,74,045/-

Certified that the required stamp duty of this document is Rs.- 1209203 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 12,04,203/- paid online on 04/04/2013 2:35PM with Govt. Ref. No. 192013140000040051 on 04/04/2013 2:34PM, Bank: HDFC Bank, Bank Ref. No. 68297023 on 04/04/2013 2:35PM, Head of Account: 0030-02-103-003-02, Query No:1504L000002217/2013

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

Presented for registration at 13.57 hrs on :05/04/2013, at the Office of the A.D.S.R. BIDHAN NAGAR by Arati Das , one of the Executants.

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

Execution is admitted on 05/04/2013 by

1. Arati Das, wife of Lt Bishnu Pada Das , E C 130 Sec I Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064, By Caste Hindu, By Profession : Retired Person
2. Ravindra Kr Chopra, son of Joychand Lal Chopra , 88 Collage Rd Rabindra Nagar Comp BI G 4th Fl, Flat No:401, District:-Howrah, WEST BENGAL, India, Pin :-711103, By Caste Hindu, By Profession : Others
3. Birendra Kr Chopra, son of Joychand Lal Chopra , 88 Collage Rd Rabindra Nagar Comp BI G 4th Fl, Flat No:401, District:-Howrah, WEST BENGAL, India, Pin :-711103, By Caste Hindu, By Profession : Others

Identified By Sandip Kar, son of Rajkrishna Kar, 19 Bechu Chatterjee St, District:-Kolkata, WEST BENGAL, India, Pin :-700009, By Caste: Hindu, By Profession: Business.

Admission Execution(for exempted person)



(Saikat Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2

05/04/2013 14:18:00



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

Endorsement For Deed Number : I - 01096 of 2013

(Serial No. 01167 of 2013)

1. Execution by S Ch Mondal

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.

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR



5 APR 2013

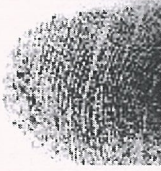

Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

(Saikat Patra)

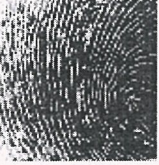
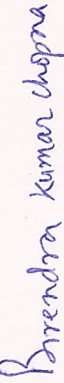
ADDITIONAL DISTRICT SUB-REGISTRAR

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 01167 / 2013, Deed No. (Book - I , 01096/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Arati Das E C 130 Sec I Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	 05/04/2013	 LTI 05/04/2013	 05.04.2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Arati Das Address - E C 130 Sec I Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self		 LTI	
2	Ravindra Kr Chopra Address -88 Collage Rd Rabindra Nagar Comp Bl G 4th Fl, Flat No:401, District:-Howrah, WEST BENGAL, India, Pin :-711103	Self		 LTI	
3	Birendra Kr Chopra Address -88 Collage Rd Rabindra Nagar Comp Bl G 4th Fl, Flat No:401, District:-Howrah, WEST BENGAL, India, Pin :-711103	Self		 LTI	

Name of Identifier of above Person(s)

Sandip Kar
19 Bechu Chatterjee St, District:-Kolkata, WEST
BENGAL, India, Pin :-700009

Signature of Identifier with Date


05/04/2013




Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

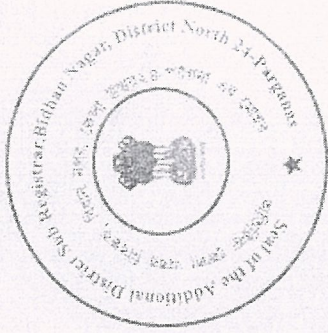
5 APR 2013

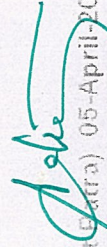
(Saikat Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 3497 to 3511
being No 01096 for the year 2013.




(Saikat Chatterjee) 05-April-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal