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Certified that the document is admitted to be a true copy. The Signature sheet and the acknowledgement is attached with this document.

A. M. District Sub-Registrar
Beruipur, South 24 Parganas

07 JAN 2014

CONVEYANCE

1. Date: 27th November, 2013
2. Place: Kolkata
3. Parties:



LTI of Jaybalati Koss
by the pen of Joyanta Koss

Soni
শ্রীমান সোনি

92160

Soumitra Kumar Datta



VC II
ST17

NAME.....
 ADD.....
 Rs.....

16 AUG 2013

SURABJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Path, Howrah

SAHA & RAY
 Advocates
 Hastings Chambers
 70, Hastings Road
 Kolkata - 700001

16 AUG 2013

16 AUG 2013

For GERANIUM PROJECTS PRIVATE LIMITED

Soumitra Kumar Datta

Director / Authorised Person



VC II
ST13

সুমা কুমার দত্ত



VC II
ST14

ATI of Iqbal Ali Kazi
by the pen of Jayanta Ghosh



Jayanta Ghosh

Wife - Baruti
P.O. - Sonarpur

Business

Addl. District Sub-Registrar
Bauripur, South 24 Parganas

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- 3.1 **Iman Ali Kazi**, son of Late Safer Ali Kazi, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
- 3.2 **Iqbal Ali Kazi**, son of Late Safer Ali Kazi, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
(collectively **Vendors**, includes successors-in-interest)

And

- 3.3 **Geranium Projects Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue; Kolkata-700012, Police Station Bowbazar [**PAN AAECB9137G**], represented by its authorized signatory, **Sushil Kumar Agarwala**, son of Late Gajanand Agarwala, of 1/133, Azadgarh 3rd Floor, Police Station Jadavpur, Kolkata- 700040
(**Purchaser** includes successors-in-interest).

Vendors and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property: (1)** Land classified as *sali* (agricultural) measuring 0.5498 (zero point five four nine eight) decimal [equivalent to 0.3326 (zero point three three two six) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 687, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet* (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part I** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 42 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**First Property**), **(2)** land classified as *sali* (agricultural) measuring 0.5502 (zero point five five zero two) decimal [equivalent to 0.3329 (point three three two nine) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 819, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part II** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 42 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Second Property**) **And (3)** land classified as *sali* (agricultural) measuring 0.5502 (zero point five five zero two) decimal [equivalent to 0.3329 (point three three two nine) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 783, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part III** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 42 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Third Property**). The First Property, the Second Property and the Third Property, all are more fully and collectively described in the **2nd Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.



(Handwritten signature)

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5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchaser regarding title:

5.1.1 **Ownership of Baburali's Property:** Baburali Shaikh was the recorded and absolute owner of land classified as *sali* (agricultural) measuring 1.8326 (one point eight three two six) decimal [equivalent to 1.1087 (one point one zero eight seven) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 687, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Baburali's Property**), free from all encumbrances.

5.1.2 **Demise of Baburali Shaikh:** Baburali Shaikh, a Muslim, governed by the *Sunni* School of Mohamedan Law, died *intestate* leaving behind him surviving his wife, Hasina Bibi, his 4 (four) daughters, namely, (1) Sayera Bibi (2) Nurbanu Bibi (3) Saleha Bibi and (4) Sajida Molla and his 2 (two) brothers, namely, (1) Mansur Ali Shaikh and (2) Nur Islam Shaikh *alias* Shaikh Nur Islam, who jointly and in diverse shares inherited the right, title and interest of Late Baburali Shaikh in Baburali's Property as per the *Farayeznama* dated 13th September, 2013, free from all encumbrances.

5.1.3 **Ownership of Madar Ali's Property:** Madar Ali Shaikh was the recorded and absolute owner of land classified as *sali* (agricultural) measuring 1.8337 (one point eight three three seven) decimal [equivalent to 1.1094 (one point one zero nine four) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 819, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Madar Ali's Property**), free from all encumbrances.

5.1.4 **Demise of Madar Ali Shaikh:** Madar Ali Shaikh, a Muslim, governed by the *Sunni* School of Mohamedan Law, died *intestate* leaving behind him surviving his only wife, Sufiya Bibi and his 2 (two) brothers, namely, (1) Mansur Ali Shaikh and (2) Nur Islam Shaikh *alias* Shaikh Nur Islam, who jointly and in diverse shares inherited the right, title and interest of Late Madar Ali Shaikh in Madar Ali's Property as per the *Farayeznama* dated 13th September, 2013, free from all encumbrances.

5.1.5 **Ownership of Mansur Ali's Property:** Mansur Ali Sheikh is the recorded and absolute owner of land classified as *sali* (agricultural) measuring 1.8337 (one point eight three three seven) decimal [equivalent to 1.1094 (one point one zero nine four) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 783, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Mansur Ali's Property**), free from all encumbrances.



5.1.6 **Sale to Vendors:** By a Deed of Conveyance dated ^{27th November} ~~2013~~, 2013, registered in the Office of Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, being Deed No. 09909 for the year 2013, (1) Hasina Bibi (2) Sayera Bibi (3) Nurbanu Bibi (4) Saleha Bibi and (5) Sajida Molla (6) Sufiya Bibi (7) Mansur Ali Shaikh and (8) Nur Islam Shaikh *alias* Shaikh Nur Islam, jointly sold, conveyed and transferred entirety of their right, title and interest in (1) Baburali's Property (2) Madar Ali's Property and (3) Mansur Ali's Property to the Vendors hereinabove, free from all encumbrances and for the consideration mentioned therein.



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- 5.1.7 **Absolute Ownership of Vendors:** In the above mentioned circumstances the Vendors have become the joint and absolute owners of the Said Property formed out of (1) the First Property comprised in Baburali's Property (2) the Second Property comprised in Madar Ali's Property and (3) the Third Property comprised in Mansur Ali's Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *waqf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.




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6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendors will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender of Rights by Pushpadant Infrastructure Limited:** Pushpadant Infrastructure Limited, having its registered office at Room No. 205, 2nd Floor, 10A, Hospital Street, Police Station Bowbazar, Kolkata-700072 [**PAN AAFCP1441G**] has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pushpadant Infrastructure Limited hereby surrenders/releases such claims in favour of the Purchaser.

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **2nd Schedule** below, being **(1)** the First Property, i.e. land classified as *sali* (agricultural) measuring 0.5498 (zero point five four nine eight) decimal [equivalent to 0.3326 (zero point three three two six) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 687, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part I** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 42 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Property, i.e. land classified as *sali* (agricultural) measuring 0.5502 (zero point five five zero two) decimal [equivalent to 0.3329 (point three three two nine) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 819, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part II** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 42 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Property, i.e. land classified as *sali* (agricultural) measuring 0.5502 (zero point five five zero two) decimal [equivalent to 0.3329 (point three three two nine) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 783, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part III** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 42 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon, **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 4,14,000/- (Rupees four lac and fourteen thousand) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.




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8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *waqf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:


8.2.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors about the correctness of the Vendors' title, which if found defective or untrue at any time, the Vendors shall, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify.

8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.


8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over by the Vendors to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser' successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted,


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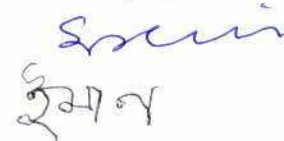
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confirmed and declared by the Vendors that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.

- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser' successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser' name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

1st Schedule
Part I
(First Property)

Land classified as *sali* (agricultural) measuring 0.5498 (zero point five four nine eight) decimal [equivalent to 0.3326 (zero point three three two six) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 687, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District





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South 24 Parganas, the said R.S./L.R. *Dag* No. 42 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North : By R.S./ L.R. *Dag* No. 41

On the East : By R.S./ L.R. *Dag* No. 44

On the South : By R.S./L.R. *Dag* No. 43

On the West : By R.S./L.R. *Dag* No. 40

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the First Property and appurtenances and inheritances for access and user thereof.

Part II (Second Property)

Land classified as *sali* (agricultural) measuring 0.5502 (zero point five five zero two) decimal [equivalent to 0.3329 (point three three two nine) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 819, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said R.S./L.R. *Dag* No. 42 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North : By R.S./ L.R. *Dag* No. 41

On the East : By R.S./ L.R. *Dag* No. 44

On the South : By R.S./L.R. *Dag* No. 43

On the West : By R.S./L.R. *Dag* No. 40

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Second Property and appurtenances and inheritances for access and user thereof.

Part III (Third Property)

Land classified as *sali* (agricultural) measuring 0.5502 (zero point five five zero two) decimal [equivalent to 0.3329 (point three three two nine) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 783, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said R.S./L.R. *Dag* No. 42 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:






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On the North : By R.S./ L.R. *Dag* No. 41

On the East : By R.S./ L.R. *Dag* No. 44

On the South : By R.S./L.R. *Dag* No. 43

On the West : By R.S./L.R. *Dag* No. 40

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Third Property and appurtenances and inheritances for access and user thereof.

2nd Schedule
(Said Property)
[Subject matter of Sale]

Land classified as *sali* (agricultural) measuring 0.5498 (zero point five four nine eight) decimal [equivalent to 0.3326 (zero point three three two six) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 687, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-I** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.5502 (zero point five five zero two) decimal [equivalent to 0.3329 (point three three two nine) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 819, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-II** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.5502 (zero point five five zero two) decimal [equivalent to 0.3329 (point three three two nine) *cottah*], more or less, out of 11 (eleven) decimal, being a portion of R.S./L.R. *Dag* No. 42, recorded in L.R. *Khatian* No. 783, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-III** of the **1st Schedule** above.

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Mouza	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Harihar pur	42	687	11.00	0.5498	Baburali Shaikh
Harihar pur	42	819	11.00	0.5502	Madar Ali Shaikh
Harihar pur	42	783	11.00	0.5502	Mansur Ali Shaikh



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

27 NOV 2013

9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

ইমান আলি কাসি

[Iman Ali Kazi]

[Vendors]



LTI of Iqbal
Ali Kazi on the
pen of Jayanta Mondal

[Iqbal Ali Kazi]

Read over and explained the contents of this document by me to the Parties in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature Joyanta Mondal

Someni Kumar Pal

[Geranium Projects Private Limited]

[Authorized Signatory]

[Purchaser]

Drafted by:

Captarshi Roy
Advocate
High Court, Calcutta

Witnesses:

Signature: Joyanta Mondal

Signature: Saidul Islam Sekh

Name: Joyanta Mondal

Name: Saidul Islam Sekh

Father's Name: Prishnopal Mondal

Father's Name: Mur Islam Sekh

Address: Villa - Baruki

Address: Hariharpur

P.S. Sonarpur

P.S. - Baruiপুর



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

27 NOV 2013

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 4,14,000/- (Rupees four lac and fourteen thousand)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **2nd Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Cash	27.11.2013	Nil	4,14,000/-
		Total	4,14,000/-

ইমান আলী কাজী

[Iman Ali Kazi]



[Iqbal Ali Kazi]

LTI of Iqbal Ali
Kazi by the pen of
Jayanta Mondal

Witnesses:

Signature Jayanta Mondal

Name: Jayanta Mondal

Signature Saidul Islam Sekh




































Name: Saidul Islam Sekh



[Handwritten Signature]
Addl. District Sub-Registrar
Bauripur, South 24 Parganas

27 NOV 2013

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Signature</i> <i>Stamini Kumar Dlu.</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Signature</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	 <i>Signature</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Signature</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	 <i>LIP of Babal Ali Kasal on the pen of Jayantir Mandor</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little

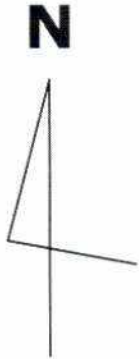



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

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SITE PLAN OF R.S./L.R. DAG NO.- 42 L.R. KHATIAN NO.-689 MOUZA -HARIHARPUR J.L. NO.- 11, P.S.-BARUIPUR, UNDER HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.42 - 11 DECIMAL



শ্রীমান জয়ন্তী হর্দে



LTE of Shalibati Kazi by the pen of Jayanta Hardat

For GERANIUM PROJECTS PRIVATE LIMITED

Signature
Director / Authorized Person

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.6500 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 11 DECIMAL OF R.S/L.R. DAG NO.- 42.

SHOWN THUS :



A handwritten signature in blue ink, consisting of a stylized, cursive letter 'S' followed by a horizontal line.

Addl. District Sub-Registrar
Bauripur, South 24 Parganas

27 NOV 2013



Government Of West Bengal
Office Of the A.D.S.R. BARUIPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00191 of 2014
(Serial No. 00207 of 2014 and Query No. 1611L000022617 of 2013)

On 16/08/2013

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

Presented for registration at 21.14 hrs on :16/08/2013, at the Private residence by Sushil Kumar Agarwala ,Claimant.

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

Execution is admitted on 16/08/2013 by

1. Iamn Ali Kazi, son of Lt. Safer Ali Kazi , Village: Hariharpur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Muslim, By Profession : Law Clerk
2. Iqbal Ali Kazi, son of Lt. Safer Ali Kazi , Village: Hariharpur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Muslim, By Profession : Business
3. Sushil Kumar Agarwala
Authorized Signatory, Geranium Projects Pvt Ltd, 84 A Chittaranjan Avenue Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700012.
, By Profession : Business

Identified By Jayanta Mondal, son of Krishnapada Mondal, Village:Baruli, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

On 07/01/2014

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, 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-

Payment of Fees:

Amount by Draft

Rs. 4550/- is paid , by the draft number 292891, Draft Date 26/12/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 07/01/2014

(Under Article : A(1) = 4543/- ,E = 7/- on 07/01/2014)

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.-4,14,000/-

Certified that the required stamp duty of this document is Rs.- 20710 /- and the Stamp duty paid as: Impressive Rs.- 10/-

Deficit stamp duty

Deficit stamp duty Rs. 20710/- is paid , by the draft number 292890, Draft Date 26/12/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 07/01/2014

(Debajyoti Bandopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR





Government Of West Bengal
Office Of the A.D.S.R. BARUIPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00191 of 2014
(Serial No. 00207 of 2014 and Query No. 1611L000022617 of 2013)

(Debajyoti Bandopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Debajyoti Bandopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 2709 to 2725
being No 00191 for the year 2014.



(Handwritten signature)

(Debajyoti Bandopadhyay) 08-January-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARUIPUR
West Bengal