

5463

KM/L33

204835/2014 (High & Ray)

# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

78AA 792872

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar  
Baruipur, South 24 Parganas



### CONVEYANCE

- 1. Date: 8<sup>th</sup> May, 2014
- 2. Place: Kolkata
- 3. Parties:

Suthika Basak  
Pralima Bay.  
Soni Rubi  
Karuna Dipan

Basak  
Pralima Suthika Bay.  
Rubi Karuna Dipan

Soni



Sorini Kumar Olu.

210512



V.C-F-1-  
1937

NAME.....  
 ADD.....  
 RS.....

27 MAR 2014

SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 7C, Kiran Shankar Roy Road  
 Kolkata - 700001

SAHA & RAY  
 Advocates  
 3A/1, 3rd Floor, Hastings Chambers  
 7C, Kiran Shankar Roy Road  
 Kolkata - 700001

GERANIUM PROJECTS PRIVATE LIMITED

Sorini Kumar Olu  
 Director / Authorised Signatory



V.C-F-1-  
1938

27 MAR 2014  
 27 MAR 2014

Sudesh Chandra Roy



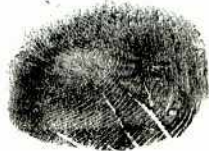
V.C-F-1-  
1939

Sanjib Kumar Roy



V.C-F-1-  
1940

Karuna Kanta Delf



V.C-F-1-  
1941

Rubizami De Ghosh



Addl. District Sub-Registrar  
 Bauripur, South 24 Parganas

08 MAY 2014

Anindya Ghoshal.

- 3.1. **Subhas Chandra Dey**, son Late Jeetendra Nath Dey, residing at Village Hariharpur, Dey Para, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas [**PAN BIFPD3385K**]
- 3.2. **Sanjib Kumar Dey**, son of Jeetendra Nath Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas [**PAN ACZPD7334D**]
- 3.3. **Karuna Kana Dey**, wife of Late Kartick Chandra Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas [**PAN BQMPD7551C**]
- 3.4. **Ruby Dey alias Rubirani Dey nee Ghosh**, wife of Late Sameer Kumar Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas [**PAN BCHPD9418D**]
- 3.5. **Dipan Dey**, son of Late Sameer Kumar Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas [**PAN BIFPD3387M**]
- 3.6. **Prativa Ghosal nee Dey**, daughter of Jeetendra Nath Dey, residing at Village Hariharpur, Post Office Mallickpur via Malancha, Mahinagar, Police Station Baruipur, Kolkata-700145, District South 24 Parganas [**PAN AXGPG0768E**]
- 3.7. **Bithika Basak nee Dey**, daughter of Jeetendra Nath Dey, residing at Village Paschim Kundarali, Mondal Para, Post Office Kundarali, Police Station Baruipur, PIN-743302, District South 24 Parganas [**PAN ARXPB2459G**]
- 3.8. **Juthika Mitra nee Dey**, daughter of Jeetendra Nath Dey, residing at P-340, Vidyasagar Sarani, Post Office Parnashree, Police Station Behala, Kolkata-700008, District South 24 Parganas [**PAN BUCPM5234K**]

(collectively **Vendors**, includes successors-in-interest)

**And**

- 3.9. **Geranium Projects Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue, Police Station Bowbazar, Kolkata-700012 [**PAN AAECB9137G**], represented by its authorized signatory, **Sushil Kumar Agarwala**, son of Gajana Agarwala, of 3<sup>rd</sup> Floor, 1/33, Azadgarh, Kolkata-700040, Police Station Jadavpur

(**Purchaser**, includes successors-in-interest)

Vendors and Purchaser collectively **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1. **Said Property:** Land classified as *sali* (agricultural) measuring 4.7009 (four point seven zero zero nine) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 1352/1, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of

Rubi  
Basak

Karuna  
Dey

Sushil Kumar Agarwala  
Dey.  
Juthika  
Soni



V.C.-I-1-  
1942

- Dipamoy

V.C.-I-1-  
1943

- Pralwa ghasal.

V.C.-I-1-  
1944

- Bithika Basak

V.C.-I-1-  
1945

- Juthika Mitra.



Anindya Ghosal.

Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

S/O Lt. Ankarush Ghosal  
vill- Haritarapur,  
P.O- Mallickpur  
P.S- Bauripur  
Dist- 24 Parganas  
KOL - 700145  
Burrin

08 MAY 2014

Hariharpur Gram Panchayet (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Schedule** below and the said R.S./L.R. *Dag* No. 45 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**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.

## 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 Mother Property:** Jeetendra Nath Dey was the recorded owner of land classified as *sali* (agricultural) measuring 15.6698 (fifteen point six six nine eight) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 1352/1, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Mother Property**). The Said Property is a portion of the Mother Property and is the subject matter of this conveyance.

5.1.2 **Demise of Jeetendra Nath Dey:** Jeetendra Nath Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving, his 4 (four) sons, namely (1) Subhas Chandra Dey (Vendor No. 3.1 hereinabove), (2) Sanjib Kumar Dey (Vendor No. 3.2 hereinabove), (3) Kartick Chandra Dey and (4) Sameer Kumar Dey and his 3 (three) daughters, namely, (1) Prativa Ghosal *nee* Dey (Vendor No. 3.6 hereinabove), (2) Bithika Basak *nee* Dey (Vendor No. 3.7 hereinabove) and (3) Juthika Mitra *nee* Dey (Vendor No. 3.8 hereinabove) as his only legal heirs and heiresses, who, jointly and in equal shares inherited the right, title and interest of Late Jeetendra Nath Dey in the Mother Property, free from all encumbrances.

5.1.3 **Demise of Kartick Chandra Dey:** Kartick Chandra Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving, his wife, Karuna Kana Dey (Vendor No. 3.3 hereinabove) as his only legal heiress, who, solely inherited the right, title and interest of Late Kartick Chandra Dey in the Mother Property, free from all encumbrances.

5.1.4 **Demise of Sameer Kumar Dey:** Sameer Kumar Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving, his wife, Ruby Dey *alias* Rubirani Dey *nee* Ghosh (Vendor No. 3.4 hereinabove) and his son, Dipan Dey (Vendor No. 3.5 hereinabove), as his only legal heir and heiress, who jointly and in equal shares inherited the right, title and interest of Late Sameer Kumar Dey in the Mother Property, free from all encumbrances.

5.1.5 **Absolute Ownership of Vendors:** In the circumstances mentioned above, the Vendors have become the joint, absolute and undisputed owners of the Said Property out of the Mother Property, free from all encumbrances.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant 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



↙  
Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

08 MAY 2014



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, *debutters*, 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.

## 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**).



✓  
Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

08 MAY 2014



6.2 **Surrender of Rights by Pushpadant Infrastructure Limited:** Pushpadant Infrastructure Limited, having its registered office at Room No. 205, 2<sup>nd</sup> 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 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, being land classified as *sali* (agricultural) measuring 4.7009 (four point seven zero zero nine) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 1352/1, *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 **Schedule** below and the said R.S./L.R. *Dag* No. 45 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.5,11,930/- (Rupees five lac eleven thousand nine hundred and thirty) 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.

## 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, *debutters*, 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



  
Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

08 MAY 2014



- 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, outgoing 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 indemnify and agree 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's 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, 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's 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's 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's 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



  
Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

08 MAY 2014



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.

**Schedule  
(Said Property)**

Land classified as *sali* (agricultural) measuring 4.7009 (four point seven zero zero nine) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 1352/1, *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 the said R.S./L.R. *Dag* No. 45 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* Nos. 31, 45/935 and 46,  
**On the East** : By R.S./L.R. *Dag* Nos. 46, 53, 54 and 55  
**On the South** : By R.S./L.R. *Dag* No. 56  
**On the West** : By R.S./L.R. *Dag* No. 44

**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:

<b><i>Mouza</i></b>	<b>L.R. <i>Dag</i> No.</b>	<b>L.R. <i>Khatian</i> No.</b>	<b>Total Area of <i>Dag</i> (in decimal)</b>	<b>Total Area sold (in decimal)</b>	<b>Name of the Recorded Owner</b>
Hariharpur	45	1352/1	47	4.7009	Jeetendra Nath Dey



  
Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

08 MAY 2014



**9. Execution and Delivery**

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

Subhas Chandra Dey  
[Subhas Chandra Dey]

Sanjib Kumar Dey.  
[Sanjib Kumar Dey]

Karuna Kana Dey  
[Karuna Kana Dey]

Rubirami De Ghosh  
[Ruby Dey alias Rubirani Dey nee Ghosh]

Dipan Dey  
[Dipan Dey]

Prativa Ghosal.  
[Prativa Ghosal nee Dey]

Bithika Basak  
[Bithika Basak nee Dey]

Juthika Mitra.  
[Juthika Mitra nee Dey]

[Vendors]

**Geranium Projects Private Limited**

Somen Kumar Dey.  
[Authorized Signatory]  
[Purchaser]

Drafted by -  
Sankar (Saptarshi Roy)  
Advocate.

**Witnesses:**

Signature: Bapi Mondal.

Name: Bapi Mondal

Father's Name: Krishna Pada Mondal

Address: Village Baruli, Post Office Dakshin Gobindapur, Police Station Sonarpur Kolkata-700144

Signature: Anindya Ghosal.

Name: ANINDYA GHOSHAL

Father's Name: LT. ONKARASH GHOSAL

Address: VILL-HARZHARPUR

P.O-MALLICKPUR P.S- BARUIPUR  
DIST-24PGS(S), KOL-700145



*(Signature)*  
Addl. District Sub-Registrar  
Bauripur, South 24 Parganas.

08 MAY 2014



### Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.5,11,930/-** (**Rupees five lac eleven thousand nine hundred and thirty**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favoring
By Pay Order vide No. 018015	07.05.14	<del>AXIS</del> Bank Ltd. ICICI	73,132/-	Subhas Chandra Dey
By Pay Order vide No. 018024	07.05.14	<del>AXIS</del> Bank Ltd. ICICI	73,132/-	Sanjib Kumar Dey
By Pay Order vide No. 018017	07.05.14	<del>AXIS</del> Bank Ltd. ICICI	29,359/-	Karuna Kana Dey
By Pay Order vide No. 018010	07.05.14	<del>AXIS</del> Bank Ltd. ICICI	36,569/-	Ruby Dey <i>alias</i> Rubirani Dey <i>nee</i> Ghosh
By Pay Order vide No. 018011	07.05.14	<del>AXIS</del> Bank Ltd. ICICI	80,342/-	Dipan Dey
By Pay Order vide No. 018012	07.05.14	<del>AXIS</del> Bank Ltd. ICICI	73,132/-	Prativa Ghosal <i>nee</i> Dey
By Pay Order vide No. 018014	07.05.14	<del>AXIS</del> Bank Ltd. ICICI	73,132/-	Bithika Basak <i>nee</i> Dey
By Pay Order vide No. 018013	07.05.14	<del>AXIS</del> Bank Ltd. ICICI	73,132/-	Juthika Mitra <i>nee</i> Dey
<b>Total</b>			<b>5,11,930/-</b>	

Subhas Chandra Dey  
[Subhas Chandra Dey]

Sanjib Kumar Dey,  
[Sanjib Kumar Dey]

Karuna Kana Dey  
[Karuna Kana Dey]

Rubi Dey *alias* Rubirani Dey *nee* Ghosh  
[Ruby Dey *alias* Rubirani Dey *nee*  
Ghosh]



✓  
Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

08 MAY, 2014



Dipan Dey

[Dipan Dey]

Prativa Ghosal

[Prativa Ghosal *nee* Dey]

Bithika Basak

[Bithika Basak *nee* Dey]

Juthika Mitra

[Juthika Mitra *nee* Dey]

[Vendors]

**Witnesses:**

Signature Bapi Mondal

Name: Bapi Mondal

Signature Anindya Ghosal

Name: ANINDYA GHOSAL



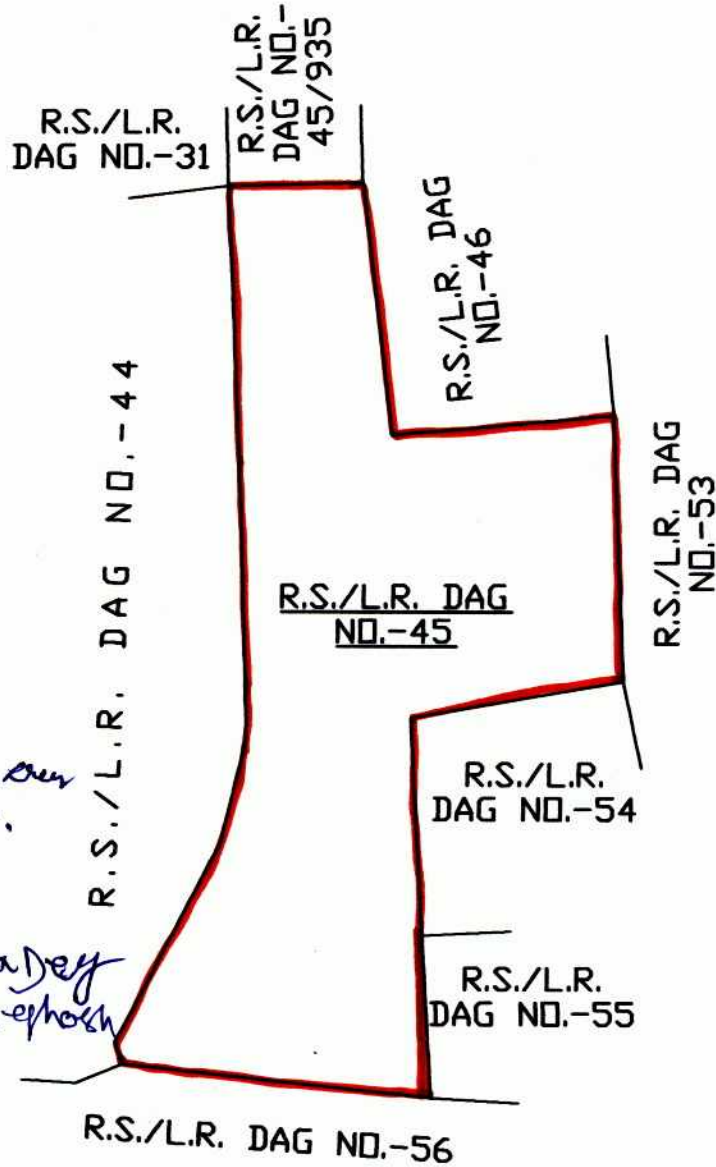
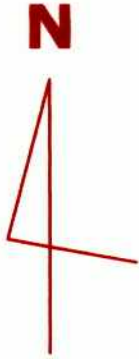
  
Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

08 MAY 2014



SITE PLAN OF R.S./L.R. DAG NO.- 45 L.R. KHATIAN NO.-1352/1,  
MOUZA -HARIHARPUR J.L. NO.- 11, P.S.-BARUIPUR, UNDER  
HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.45 - 47 DECIMAL



Sukha Chandra  
Sanjib Kumar Das.

Karuna Karadey  
Rubi zami de phosh  
Bipam Das

Porahwa Ghosal.  
Bittika Basak  
Sutrika mitra.

GERANIUM PROJECTS PRIVATE LIMITED

*Somen Kumar Gh.*  
Director/ Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 4.7009 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 47  
DECIMAL OF R.S./L.R. DAG NO.- 45.

SHOWN THUS :

















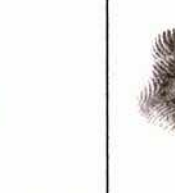















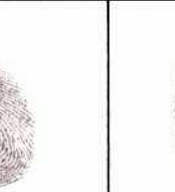


  
Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

08 MAY 2014



## SPECIMEN FORM TEN FINGER PRINTS



















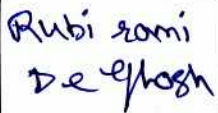

















Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Soni K. B.</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>S. K. Dey</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Sanjib Kumar Dey</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



  
Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

08 MAY 2014

## SPECIMEN FORM TEN FINGER PRINTS


































Sl. No.	Signature of the executants and/or purchaser Presentants										
	 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb						
							 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little
	 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb						
							 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little
	 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb						
							 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little





  
Addl. District Sub-Registrar  
Bauripur, South 24 Parganas  
08 MAY 2014

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	<p><i>Poojwa Ghosal</i></p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p><i>Bithika Basak</i></p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p><i>Juthika Mitra</i></p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



  
Addl. District Sub-Registrar  
Bauripur, South 24 Parganas  
08 MAY 2014





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

**Endorsement For Deed Number : I - 04835 of 2014**  
**(Serial No. 05463 of 2014 and Query No. 1611L000009206 of 2014)**

**On 08/05/2014**

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

Presented for registration at 19.58 hrs on :08/05/2014, at the Private residence by Sushil Kumar Agarwala ,Claimant.

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

Execution is admitted on 08/05/2014 by

1. Subhas Chandra Dey, son of Lt. Jeetendra Nath Dey , Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
2. Sanjib Kumar Dey, son of Lt. Jeetendra Nath Dey , Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
3. Karuna Kana Dey, wife of Lt. Kartick Chandra Dey , Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
4. Ruby Dey Alias Rubirani Dey, wife of Lt. Sameer Kumar Dey , Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
5. Dipan Dey, son of Lt. Sameer Kumar Dey , Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
6. Prativa Ghoshal Alias Prativa Dey, daughter of Jeetendra Nath Dey , Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
7. Bithika Basak Alias Bithika Dey, daughter of Jeetendra Nath Dey , Village:Paschim Kundarali Mondal Para, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
8. Juthika Mitra Alias Juthika Dey, daughter of Jeetendra Nath Dey , Village:P 340 Vidyasagar Sarani, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
9. Sushil Kumar Agarwala  
Authorized Signatory, Geranium Projects Pvt Ltd, 84 A Chittaranjan Avenue, District:-Kolkata, WEST BENGAL, India, ,  
, By Profession : Business

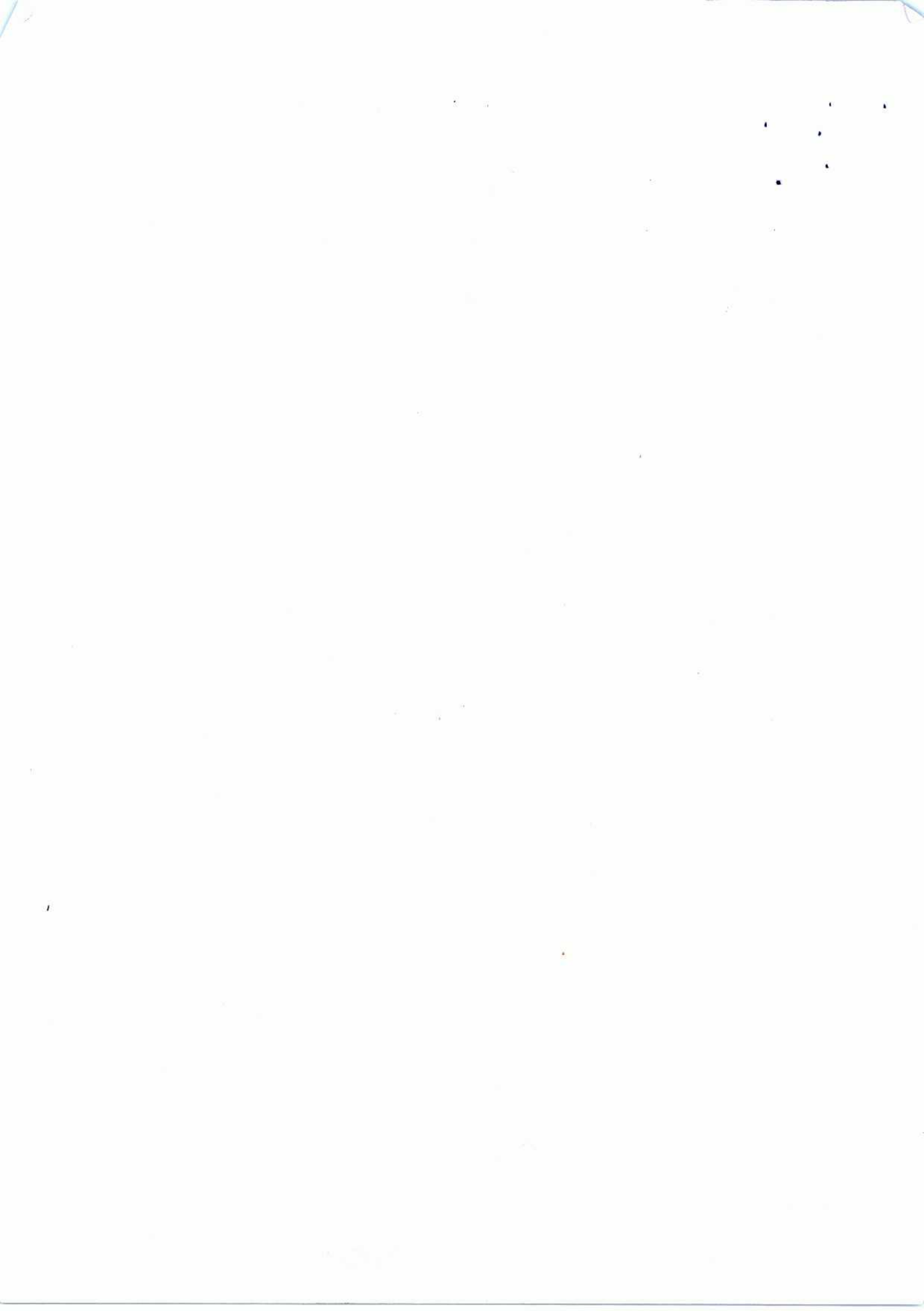
Identified By Anindya Ghoshal, son of Lt. Onkaresh Ghoshal, Village:Mallickpur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Debajyoti Bandopadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 02/06/2014**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

( 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 - 04835 of 2014**  
**(Serial No. 05463 of 2014 and Query No. 1611L000009206 of 2014)**

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. 5639/- is paid , by the draft number 845393, Draft Date 08/05/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 02/06/2014

( Under Article : A(1) = 5632/- ,E = 7/- on 02/06/2014 )

**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.-5,12,826/-

Certified that the required stamp duty of this document is Rs.- 25651 /- and the Stamp duty paid as: Impressive Rs.- 10/-

**Deficit stamp duty**

Deficit stamp duty Rs. 25661/- is paid , by the draft number 845392, Draft Date 08/05/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 02/06/2014

( Debajyoti Bandopadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Debajyoti Bandopadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR





THE STATE OF CALIFORNIA, COUNTY OF [illegible]

BEFORE ME, the undersigned authority, on this [illegible] day of [illegible] 20[illegible], personally appeared [illegible], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

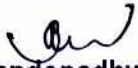


My commission expires on [illegible] 20[illegible].  
[illegible]  
[illegible]

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 10  
Page from 785 to 803  
being No 04835 for the year 2014.



  
(Debajyoti Bandopadhyay) 03-June-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BARUIPUR  
West Bengal