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# भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

## INDIA NON JUDICIAL

N/C M - 3032/12

पश्चिम बंगाल WEST BENGAL

60AA 610301

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I certify that the Document is admitted to  
the Signature Sheet and the  
particulars are entered to this document  
as a part of the Document

Additional Registrar  
of Assurances, Kolkata  
01.12.12

### CONVEYANCE

1. Date: 22<sup>nd</sup> November 2012

2. Place: Kolkata

3. Parties:

3.1 **Jayanta Kumar Mondal alias Bapi Mondal**, son of Kalipada Mondal, residing at Village Baruli, Post Office Dakhin Gobindapur, Police Station Sonarpur, Kolkata-700145, District South 24 Parganas (**Vendor**, includes successors-in-interest)

*Bapi Mondal*

*Bapi Mondal*

750  
750  
750

4/2012  
22/11/12  
M.V. = 20000000

21 NOV 2012

Sl. No. 49832 DATE.....

ADD .....  
10/2



Narsh Laha.



6759

*Rohash*  
MOHON CHOSH  
DIRECTOR FOR  
KOLKATA REGISTRATION OFFICE

For GERANIUM PROJECTS PRIVATE LIMITED

Narsh Laha.

Director / Authorised Person



6760

Jayanta Kumar Ghosh



Abbas Ali Malle

S/o. Haji Abbas Ali Malle

at Dehmedan Malle  
corp. business

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OF ASSURANCES-1, KOLKATA  
22 NOV 2012



And

- 3.2 **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, Naresh Ladha, son of Radhe Shyam Ladha, of Flat No. 402, 4<sup>th</sup> Floor, 1A, Kundan Bye Lane, Police Station Liluah, Howrah-711204 (**Purchaser** includes successors-in-interest).

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

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 18 (eighteen) decimal, more or less [equivalent to 10.89 (ten point eight nine) *cottah*, more or less], being entirety of R.S./L.R. *Dag* No. 46, recorded in L.R. *Khatian* No. 840, *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 **1<sup>st</sup> Schedule** below and the said R.S./L.R. *Dag* No. 46 being delineated and demarcated on the **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Property**) **And** (2) land classified as *sali* (agricultural) measuring 4 (four) decimal, more or less [equivalent to 2.42 (two point four two) *cottah*, more or less], being entirety of R.S./L.R. *Dag* No. 45/935, recorded in L.R. *Khatian* No. 840, *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 **1<sup>st</sup> Schedule** below, and the said R.S./L.R. *Dag* No. 45/935 being delineated and demarcated on the **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Property**). The First Property and the Second Property, more fully described in the **2<sup>nd</sup> 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 Vendor 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 Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Mihir Kanti Bayen:** Mihir Kanti Bayen was the recorded owner of the First Property and the Second Property comprised in the Said Property, free from all encumbrances.
- 5.1.2 **Sale to Iman Ali Gazi & Anr.:** By a Deed of Conveyance in Bengali Language (*kobala*) dated 12<sup>th</sup> April, 2005, registered in the Office of Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, Volume No. 40, at Pages 63 to 78, being Deed No.1855 for the year 2005, Mrinal Kanti Bayen sold, conveyed and transferred the entirety of the Said Property to Iman Ali Gazi and Iqbal Ali Gazi (collectively **Iman Ali Gazi & Anr.**) free from all encumbrances and for the consideration mentioned therein.



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OF ASSURANCES-I, KOLKATA  
22 NOV 2012

- 5.1.3 **Grant of Power by Iman Ali Gazi & Anr.:** By Power of Attorney in Bengali Language (*ammoktarnama*) dated 13<sup>th</sup> April, 2005, registered in the Office of Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book no. IV, Volume No. 4, at Pages 149 to 160, being Deed No. 168 for the year 2005, Iman Ali Gazi & Anr. jointly appointed, constituted and nominated Dipankar Shikdar and Abdul Hannan Molla, as their true and lawful attorneys and empowered/authorized them to execute proper deed of conveyance in order to convey and transfer the right, title and interest in the Said Property in favour of any intending purchaser/s.
- 5.1.4 **Purchase by Vendor:** By Deed of Conveyance in Bengali Language (*kobala*) dated 12<sup>th</sup> October, 2012, registered in the Office of Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 32, at Pages 3358 to 3369, being Deed No.10450 for the year 2012, the Vendor *inter alia* purchased the entirety of the First Property and the Second Property comprised in the Said Property from Iman Ali Gazi & Anr., duly represented by their constituted attorneys, Dipankar Shikdar and Abdul Hannan Molla, free from all encumbrances and for the consideration mentioned therein.
- 5.1.5 **Absolute Ownership of Vendor:** In the above circumstances mentioned above, the Vendor has become the undisputed and absolute owner of the Said Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares 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 Vendor does 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 Vendor:** The Vendor has 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 Vendor has 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 Vendor.
- 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 Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.





ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 NOV 2012

- 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, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor 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 Vendor 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 Vendor 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, 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 hereby surrenders/releases such claims in favour of the Purchaser.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **2<sup>nd</sup> Schedule** below, being (1) the First Property, i.e., land classified as *sali* (agricultural) measuring 18 (eighteen) decimal, more or less [equivalent to 10.89 (ten point eight nine) *cottah*, more or less], being entirety of R.S./L.R. *Dag* No. 46, recorded in L.R. *Khatian* No. 840, *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 **1<sup>st</sup> Schedule** below and the said R.S./L.R. *Dag* No. 46 being delineated and demarcated on the **Plan A** annexed hereto and bordered in colour **Red** thereon and (2) the Second Property, i.e., land classified as *sali* (agricultural) measuring 4 (four) decimal, more or less [equivalent to 2.42 (two point four two) *cottah*, more or less], being entirety of R.S./L.R. *Dag* No. 45/935, recorded in L.R. *Khatian* No. 840, *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 **1<sup>st</sup> Schedule** below, and the said R.S./L.R. *Dag* No. 45/935 being delineated and demarcated on the **Plan B** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever

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22 NOV 2012



or howsoever nature of the Vendor 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.20,00,000/- (Rupees twenty lac) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 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, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor 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 Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, 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 Vendor 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 Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and its successors-in-interest and 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





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OF ASSURANCES, KOLKATA  
22 NOV 2012

Property and every part thereof 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 Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnifies 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:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes 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 Vendor undertakes to cooperate with the Purchaser in all respect for causing mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor 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, does 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.

**1<sup>st</sup> Schedule  
Part I  
(First Property)**

Land classified as *sahi* (agricultural) measuring 18 (eighteen) decimal, more or less [equivalent to 10.89 (ten point eight nine) *cottah*, more or less], being entirety of R.S./L.R. *Dag* No. 46, recorded in L.R. *Khatian* No. 840, *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. 46 being delineated and demarcated on the **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 47
- On the East** : By R.S./L.R. *Dag* No. 53
- On the South** : By R.S./L.R. *Dag* No. 45
- On the West** : By R.S./L.R. *Dag* Nos. 45 and 45/935

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





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OF ASSURANCE, KOLKATA  
22 NOV 2012

**Part II**  
**(Second Property)**

Land classified as *sali* (agricultural) measuring 4 (four) decimal, more or less [equivalent to 2.42 (two point four two) *cottah*, more or less], being entirety of R.S./L.R. *Dag* No. 45/935, recorded in L.R. *Khatian* No. 840, *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. 45/935 being delineated and demarcated on the **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

**On the North** : By R.S./L.R. *Dag* No. 47

**On the East** : By R.S./L.R. *Dag* No. 46

**On the South** : By R.S./L.R. *Dag* No. 45

**On the West** : By R.S./L.R. *Dag* No. 31

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

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject matter of the Sale]**

Land classified as *sali* (agricultural) measuring 18 (eighteen) decimal, more or less [equivalent to 10.89 (ten point eight nine) *cottah*, more or less], being entirety of R.S./L.R. *Dag* No. 46, recorded in L.R. *Khatian* No. 840, *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 **1<sup>st</sup> Schedule** above.

Land classified as *sali* (agricultural) measuring 4 (four) decimal, more or less [equivalent to 2.42 (two point four two) *cottah*, more or less], being entirety of R.S./L.R. *Dag* No. 45/935, recorded in L.R. *Khatian* No. 840, *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 **1<sup>st</sup> Schedule** above.

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

The details of the Said Property are tabulated below:

<i>Mouza</i>	L.R. <i>Dag</i> No.	L.R. <i>Khati</i> an Nos.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Hariharpur	46	840	18.00	18.00	Mrinal Kanti Bayen
Hariharpur	45/935	840	04.00	04.00	Mrinal Kanti Bayen
			<b>Total</b>	<b>22.00</b>	

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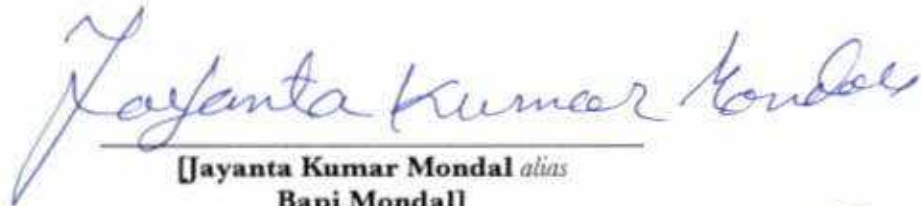


ADDITIONAL REGIONAL  
OF ASSURANCES-I, KOLKATA  
22 NOV 2012



**9. Execution and Delivery**

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



[Jayanta Kumar Mondal *alias*  
Bapi Mondal]  
[Vendor]



[Geranium Projects Private Limited]  
[Authorized Signatory]  
[Purchaser]

Drafted by:

  
Advocate  
High Court, Calcutta


**Witnesses:**

Signature:  Signature: 

Name:  Name: 

Father's Name:  Father's Name: 

Address:  Address: 

 Kolkata - 700001

P.S. - 



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OF ASSURANCES & KOLKATA  
22 NOV 2012

**Receipt and Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs. 20,00,000/- (Rupees twenty lac)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **2<sup>nd</sup> Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Demand Draft No. 007769	05.11.2012	ICICI Bank	13,73,736/-
By Cheque No. 720516	22.11.2012	ICICI Bank	6,26,264/-
<b>Total</b>			<b>20,00,000/-</b>

*Jayanta Kumar Mondal*  
 \_\_\_\_\_  
**[Jayanta Kumar Mondal alias  
 Bapi Mondal]  
 [Vendor]**

**Witnesses:**

Signature \_\_\_\_\_  
 Name: \_\_\_\_\_

Signature \_\_\_\_\_  
 Name: \_\_\_\_\_



ADDITIONAL R.  
OF ASSURANCES.  
22 NOV 201



**PLAN -A**

**SITE PLAN OF R.S./L.R. DAG NO.-46, L.R. KHATIAN NO.-840 MOUZA  
-HARIHARPUR J.L. NO.- 35, P.S.-BARUIPUR, UNDER HARIHARPUR  
GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.**

**TOTAL AREA OF DAG NO.46 - 18 DECIMAL**



*Jayanta Kumar Kundu*

**Geranium Projects Pvt. Ltd.**

*Nareh Kundu*

**Authorized Signatory**

**NAME & SIGNATURE OF THE VENDOR/S. :**

**LEGEND : 18.00 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 18  
DECIMAL OF RS/L.R. DAG NO.- 46.**

**SHOWN THUS :**



ADDITIONAL SECRETARY  
OF ASSURANCES-I, KOLKATA  
22 NOV 2012

**PLAN -B**

**SITE PLAN OF R.S./L.R. DAG NO.-45/435, L.R. KHATIAN NO.-840**  
**MOUZA -HARIHARPUR J.L. NO.- 35, P.S.-BARUIPUR, UNDER**  
**HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.**

**TOTAL AREA OF DAG NO.45/935 - 04 DECIMAL**

**N**



*Jayanta Kumar Mondal*

Geranium Projects Pvt. Ltd.

*Narish Kundu*

Authorized Signatory

**NAME & SIGNATURE OF THE VENDOR/S. :**

**LEGEND : 4.00 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 04**  
**DECIMAL OF RS/LR. DAG NO.- 45/935.**

































**SHOWN THUS :**



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ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 NOV 2012



## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	<p style="font-family: cursive;">Naresh Louhe.</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p style="font-family: cursive;">Jayanta Kumar Louhe.</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 NOV 2012





Government Of West Bengal  
Office Of the A.R.A. - I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 10916 of 2012  
(Serial No. 09775 of 2012)

**On 22/11/2012**

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

Presented for registration at 16.20 hrs on :22/11/2012, at the Private residence by Naresh Ladha ,Claimant.

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

Execution is admitted on 22/11/2012 by

1. Jayanta Kumar Mondal Alias Bapi Mondal, son of Kalipada Mondal , Village:Baruli, Thana:-Sonarpur, P.O. :-Dakshin Gobindapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145; By Caste Hindu, By Profession : Others
2. Naresh Ladha  
Authorised Signatory, Geranium Projects Pvt Ltd, 84 A, Chittaranjan Avenue, Kolkata, Thana:-Bowbazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012.  
By Profession : Others  
Identified By Abbas Ali Molla, son of Hazi Afsur Ali Molla, Dakshindari, Kolkata, Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, . By Caste: Muslim, By Profession: Business.

( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

**On 24/11/2012**

**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.-20,00,000/-

Certified that the required stamp duty of this document is Rs.- 100020 /- and the Stamp duty paid as: Impressive Rs.- 10/-

( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

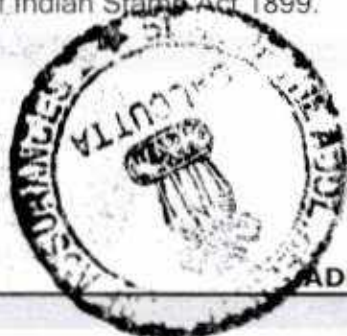
**On 01/12/2012**

**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.

**Payment of Fees:**

Amount by Draft



( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

01/12/2012 12:41:00

EndorsementPage 1 of 2





Government Of West Bengal  
Office Of the A.R.A. - I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 10916 of 2012  
(Serial No. 09775 of 2012)

Rs. 22087/- is paid , by the draft number 040709, Draft Date 26/11/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 01/12/2012

( Under Article : A(1) = 21989/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 01/12/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 100020/- is paid , by the draft number 040708, Draft Date 26/11/2012, Bank : State Bank of India, DALHOUSIE SQUARE, received on 01/12/2012

( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
EndorsementPage 2 of 2

Dated this 22<sup>nd</sup> day of November, 2012

Between

Jayanta Kumar Mondal *alias*  
Bapi Mondal  
... Vendor

And

Geranium Projects Private Limited  
... Purchaser

**CONVEYANCE**

Entirety of *Dug* Nos. 46 and 45/933  
*Mouza* Hariharpur  
Police Station Baruipur  
District South 24 Parganas

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 22  
Page from 9150 to 9165  
being No 10916 for the year 2012.



(Ashim Kumar Ghosh) 05-December-2012  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA  
West Bengal