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Saha & Ray



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पश्चिम बंगाल WEST BENGAL

V/LT 2180/13

69AA 285852

certified that the Document is admitted to registration, the Signature Sheet and the endorsement sheets attached to this document are the part of this Document

[Signature]
Additional Director
of Assurances, Kolkata
03.10.13

CONVEYANCE

1. Date: 18th September 2013
2. Place: Kolkata
3. Parties: *[Signature]*

[Signature]

[Signature]

* Tm 250
Tm 100
350

92182

Suman Das

34/1, 1st Floor, Park Street, Kolkata - 700017

SAHA & RAY
Advocates
Chambers
26/3, K. S. Roy Road

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

16 AUG 2013

SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
26/3, K. S. Roy Road, Kol-1



4450C

Suman Das

Udipi / ...

16 AUG 2013

16 AUG 2013



4451C

Jayanta Kumar Das

As Constituted Attorney of
Anil Das, Sushil Das, Lakshmi
Das, Sanaka Das, Abhijit Das
Sumitra Das, Pali Halder



Swapan Kar
s/o R. N. Kar.
7c, K. S. Roy Road
Kolkata - 700005
Service

18 SEP 2013

- 3.1 **Anil Das** *alias* **Kinkar Das**, son of Late Manik Chandra Das, residing at 36, Dhaphdhabi Chowdhury Para, Ramnagar, Police Station Baruipur, South 24 Parganas
- 3.2 **Sushil Das**, son of Late Manik Chandra Das, residing at 36, Dhaphdhabi Chowdhury Para, Ramnagar, Police Station Baruipur, South 24 Parganas
- 3.3 **Lakshmi Das**, wife of Jagadish Das, residing at 7, Shantipur, Das and Piyada Para, Khakurdaha, Police Station Joynagar, PIN-743391, South 24 Parganas
- 3.4 **Sanaka Das**, wife of Late Sankar Das, residing at Dhaphdhabi Chowdhury Para, Ramnagar, Kokata-700097, Police Station Baruipur, South 24 Parganas
- 3.5 **Abhijit Das** *alias* **Bakul Das**, son of Late Sankar Das, residing at 4 and 5, Dhaphdhabi Chowdhury Para, Post Office Dhaphdhabi, Police Station Baruipur, South 24 Parganas
- 3.6 **Sumitra Das** *alias* **Boby Das**, wife of Swapan Das, residing at Shantipur, Das and Piyada Para, Khakurdaha, Joynagar, Police Station Joynagar, PIN-743391, South 24 Parganas
- 3.7 **Pali Halder**, wife of Sujit Halder, residing at Natuapara, Futigoda, Joynagar, Police Station Joynagar, PIN-743338, South 24 Parganas

all represented by their constituted attorney **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

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

And

- 3.8 **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 3rd Floor, 1/33, Azadgarh, Kolkata-700040, Police Station Jadavpur
(**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:** Land classified as *sali* (agricultural) measuring 1.1314 (one point one three one four) decimal [equivalent to 0.6845 (zero point six eight four five) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, recorded in L.R. *Khatian* No. 274, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur Gram Panchayet (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas, more fully described in the

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Schedule below, the said R.S./L.R. *Dag* No. 9 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 has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Narayan's Mother Property:** Narayan Chandra Das was the recorded owner of land classified as *salī* (agricultural) measuring 11 (eleven) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, recorded in L.R. *Khatian* No. 274, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Narayan's Mother Property**), free from all encumbrances.
- 5.1.2 **Demise of Narayan Chandra Das:** Narayan Chandra Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his 6 (six) sons, namely, (1) Santosh Das (2) Arnal Das (3) Kalipada Das (4) Sanyashi Das (5) Parikhit Das and (6) Prohlyad Das and his only daughter, Mayarani Das, who jointly and in equal shares inherited the right, title and interest of Late Narayan Chandra Das in Narayan's Mother Property, each having 1/7th (one seventh) share therein, free from all encumbrances. Thus, Mayarani Das became the absolute owner of land measuring 1.5714 (one point five seven one four) decimal (**Maya's Property**), free from all encumbrances.
- 5.1.3 **Demise of Mayarani Das:** Mayarani Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind her surviving her, 3 (three) sons, namely, (1) Sankar Das (2) Anil Das *alias* Kinkar Das (Vendor No. 3.1 hereinabove) (3) Sushil Das (Vendor No. 3.2 hereinabove) and his only daughter, Lakshmi Das (Vendor No. 3.3 hereinabove), who jointly and in equal shares inherited the right, title and interest of Late Mayarani Das in Maya's Property.
- 5.1.4 **Demise of Sankar Das:** Sankar Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his wife, Sanaka Das (Vendor No. 3.4 hereinabove), his only son, Abhijit Das *alias* Bakul Das (Vendor No. 3.5 hereinabove) and his 2 (two) daughters, namely, (1) Sumitra Das *alias* Boby Das (Vendor No. 3.6 hereinabove) and (2) Pali Halder (Vendor No. 3.7 hereinabove), who jointly and in equal shares inherited the right, title and interest of shares of Late Sankar Das in Maya's Property.
- 5.1.5 **Ownership of Said Property:** In the above mentioned circumstances Vendor Nos. 3.1 to 3.7 became the absolute owners of Maya's Property, free from all encumbrances. The Said Property is a portion of Maya's Property and is also the subject matter of this conveyance and thus the Vendor Nos. 3.1 to 3.7 became the absolute owners of the Said Property.
- 5.1.6 **Absolute Ownership of Vendors:** In the above mentioned circumstances the Vendors became the joint and absolute owners of the Said Property free from all encumbrances.


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18 SEP 2013

- 5.1.7 **Power of Attorney by Vendors:** By a General Power of Attorney dated 22nd August, 2013 [POA], registered in the Office of Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. IV, CD Volume No. 2, at Pages 5984 to 5994, being Deed No. 01299 for the year 2013, the Vendorshereinabove appointed, constituted and nominated, Jayanta Kumar Mondal, as their true and lawful attorney and empowered/authorized him to execute proper deed of conveyance in order to convey and transfer Maya's Property in favour of any intending purchaser/s. The POA is valid and subsisting and has not been revoked or rescinded by Vendors hereinabove.
- 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 whosoever 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.




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- 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**).
- 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 **Schedule** below, being land classified as *sali* (agricultural) measuring 1.1314 (one point one three one four) decimal [equivalent to 0.6845 (zero point six eight four five) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, recorded in L.R. *Khatian* No. 274, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, the said R.S./L.R. *Dag* No. 9 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon, free from all encumbrances.
- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.2,40,000/- (Rupees two lac and forty 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.

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, *debentures*, 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.

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- 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'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



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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 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 1.1314 (one point one three one four) decimal [equivalent to 0.6845 (zero point six eight four five) cottah], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, recorded in L.R. *Khatian* No. 274, *Mouza* Khas Mallick, J.L. No. 35, 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. 9 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. 1
- On the East** : By R.S./ L.R. *Dag* Nos. 10 & 11
- On the South** : By R.S./L.R. *Dag* No. 8
- On the West** : Road

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.







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The details of the Said Property are tabulated below:

Mouza	L.R. Dag No.	L.R. Khatia n No.	Total Area of Dag (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Khas Mallick	9	274	22.00	1.1314	Narayan Chandra Das
			Total	1.1314	

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

[Jayanta Mondal as the
constituted attorney of the Vendors]

Soumen Saha

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

Drafted by:

Sayantani Dasgupta
Advocate.

Witnesses:

Signature: *Swapan*

Name: *Swapan Kar*

Father's Name: *R.N. Kar*

Address: *F.C.S. Roy Road*

Kolkata - 700001

Signature: *Jagannath Roy*

Name: *Jagannath Roy*

Father's Name: *Basudev Roy*

Address: *398, S.K.B. Sarani*

Kolkata - 700030




[Handwritten signature]

18 SEP 2013

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,40,000/- (Rupees two lac and forty thousand)** 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.)
By Cash	18.09.2013	Nil	2,40,000/-
		Total	2,40,000/-


 [Jayanta Mondal as the
 constituted attorney of the **Vendors**]

Witnesses:

Signature Swapan
 Name: Swapan Kar

Signature Jagamath Roy
 Name: Jagamath Roy



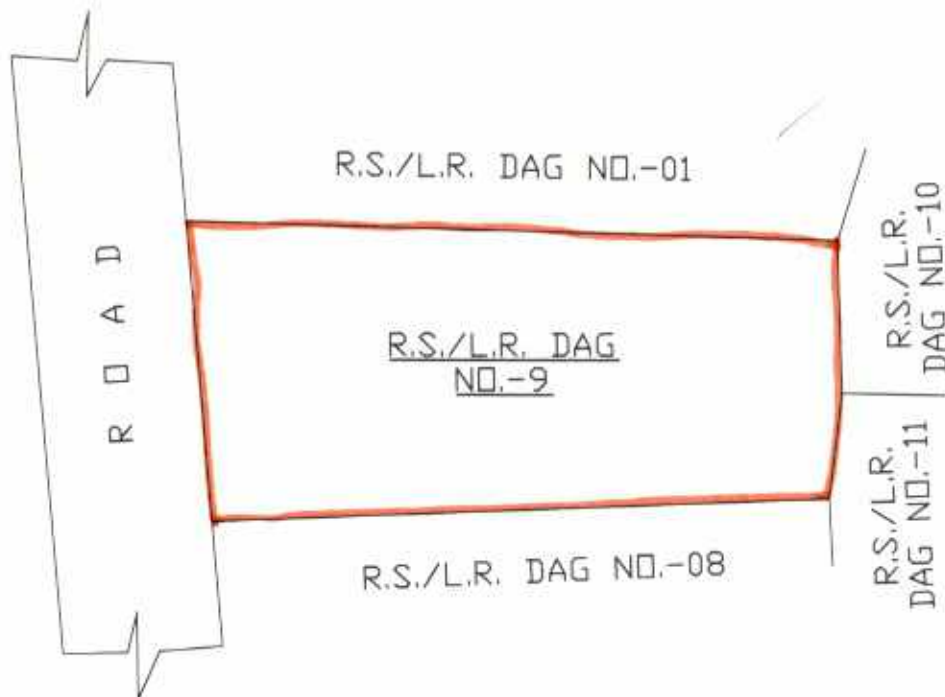
18 SEP 2019



SITE PLAN OF R.S./L.R. DAG NO.- 09 L.R. KHATIAN NO.- ~~13372~~ 274,
MOUZA -KHASHMALLICK J.L. NO.- 35, P.S.-BARUIPUR, UNDER
HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.09 - 22 DECIMAL

N



For GERANIUM PROJECTS PRIVATE LIMITED

Jayanta Kumar Kanda
the Constituted attorney of
Anil Das, Sushil Das, Rakshmi Das,
Sanaka Das, Abhijit Das, Sumelika Das
Pati Halder

Suman

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.1314 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 22
DECIMAL OF R.S./L.R. DAG NO.- 09.

SHOWN THUS : 



16 SEP 2013



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

Endorsement For Deed Number : I - 09555 of 2013
(Serial No. 08617 of 2013 and Query No. 1901L000022533 of 2013)

On 18/09/2013

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

Presented for registration at 17.25 hrs on :18/09/2013, at the Private residence by Sushil Kumar Agarwal ,Claimant.

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

Execution is admitted on 18/09/2013 by

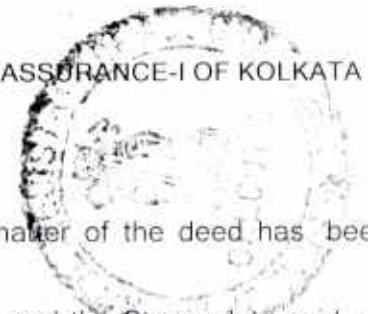
1. Sushil Kumar Agarwal
Authorised Signatory, Geranium Projects Pvt. Ltd., 84 A, Chittaranjan Avenue, Kolkata,
Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700012,
, By Profession : Others
Identified By Swapan Kar, son of R. N. Kar, 7 C, Kiron Sankar Roy Road(Hastings Street), Kolkata,
Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By
Profession: Service.

Executed by Attorney

Execution 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,as the constituted attorney of 1. Anil Das alias Kinkar Das 2. Sushil
Das 3. Lakshmi Das 4. Sanaka Das 5. Abhijit Das alias Bakul Das 6. Sumitra Das alias Boby Das 7.
Pali Halder is admitted by him.
Identified By Swapan Kar, son of R. N. Kar, 7 C, Kiron Sankar Roy Road(Hastings Street), Kolkata,
Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By
Profession: Service.

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



On 19/09/2013

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2,51,993/-

Certified that the required stamp duty of this document is Rs.- 12620 /- and the Stamp duty paid as Impressive Rs.- 10/-

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

On 03/10/2013

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



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



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

Endorsement For Deed Number : I - 09555 of 2013
(Serial No. 08617 of 2013 and Query No. 1901L000022533 of 2013)

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

Rs. 2859/- is paid , by the draft number 290088, Draft Date 30/09/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 03/10/2013

(Under Article : A(1) = 2761/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 03/10/2013)

Deficit stamp duty

Deficit stamp duty Rs. 12620/- is paid , by the draft number 290087, Draft Date 30/09/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 03/10/2013

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



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

SPECIMEN FORM TEN FINGER PRINTS

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

RECEIVED
18 SEP 2018

Dated this 18th day of September, 2013

Between

Anil Das *alias* Kinkar Das & Ors.
... Vendors

And

Geranium Projects Private Limited
... Purchaser

CONVEYANCE

Portions of
R.S./L.R. Dag No. 9
Mouza Khas Mallick
Police Station Baruipur
District South 24 Parganas

Saha & Ray

Advocates
3A/1, 3rd 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 18
Page from 7238 to 7252
being No 09555 for the year 2013.



(Dinabandhu Roy) 07-October-2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal