

9704/2015 KM/150

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# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Mc-2822/15

91AA 049261

ANO-1120792/15  
KV-1071821-

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 Registrar  
of Assurances-I, Kolkata

08 JAN 2016  
085JAN 2016

### CONVEYANCE

1. Date: 22<sup>nd</sup> December, 2015
2. Place: Kolkata
3. Parties:

*[Signature]*  
*[Signature]*

*[Signature]*  
*[Signature]*  
2015/12/22  
200/300

33541

SAHA & RAY

Advocates  
Hastings Chambers  
Shankar Roy Road  
Kolkata - 700001

NAME.....  
ADD.....  
RS.....  
- 4 JUN 2015  
SORANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, R. S. Roy Road, Kolkata

: 4 JUN 2015  
- 4 JUN 2015

Namoh Laha.



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ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 DEC 2015



- 3.1 **Jayanta Kumar Mondal alias Jayanta Mandal**, son of Krishna Pada Mondal *alias* Krishna Mandal, by faith Hindu, occupation Business, nationality Indian, residing at Village Dakshin Baruli, Mondal Para, Post Office Dakshin Gobindapur, Kolkata-700145, Police Station Sonarpur, District South 24 Parganas [**PAN ALDPM6444L**]  
(**Vendor**, includes successors-in-interest)

**And**

- 3.2 **Geranium Projects Private Limited**, a company incorporated under the Companies Act, 2013, having its registered office at 84A, Chittaranjan Avenue, Post Office Bowbazar, Kolkata-700012, Police Station Bowbazar [**PAN AAECG6232B**], represented by its authorized signatory, **Naresh Kumar Ladha**, son of Radhe Shyam Ladha, by faith Hindu, occupation Service, nationality Indian, of Flat No.402, 4<sup>th</sup> Floor, 1/A, Kundan Bye Lane, Post Office Liluah Shivtalla, Howrah-711204, Police Station Liluah [**PAN ABWPL4290L**]  
(**Purchaser**, includes successors-in-interest).

Vendor 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 0.262 (zero point two six two) decimal [equivalent to (1) 0.1585 (zero point one five eight five) *cottah* and (2) 10.6026 (ten point six zero two six) square meter], 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 (**Said Property**), more fully described in the **Schedule** below and the said *Dag* No. 9 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, 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, free from all encumbrances.

#### **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 Mother Property:** Narayan Chandra Das was the sole, recorded and absolute owner of land 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 (**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) Amal Das *alias* Amal Kumar Das (3) Kalipada Das (4) Sanyashi Das (5) Parikshit Das and (6) Prahlad Das *alias* Prohlyad

*Jayanta Kumar Mondal*



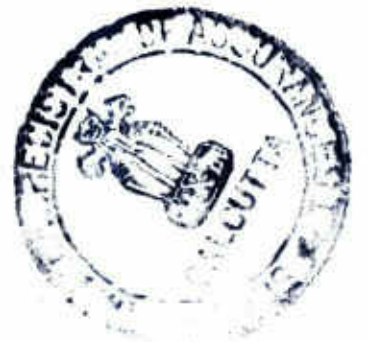
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ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 DEC 2019



- Das and his only daughter, Mayarani Das, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Narayan Chandra Das in the Mother Property, free from all encumbrances.
- 5.1.3 **Demise of Sanyashi Das:** Sanyashi Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his wife, Tara Sundari Das, as his only legal heiress, who solely inherited the right, title and interest of Late Sanyashi Das in the Mother Property, free from all encumbrances.
- 5.1.4 **Demise of Tara Sundari Das:** Tara Sundari Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* issueless leaving behind her surviving her 5 (five) brother in laws, namely, (1) Santosh Das (2) Amal Das *alias* Amal Kumar Das (3) Kalipada Das (4) Parikshit Das and (5) Prahlad Das *alias* Prohlyad Das and her only sister in law, Mayarani Das, as her only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Sundari Das in the Mother Property, free from all encumbrances.
- 5.1.5 **Ownership of Santosh & Ors.:** In the above mentioned circumstances (1) Santosh Das (2) Amal Das *alias* Amal Kumar Das (3) Kalipada Das (4) Parikshit Das (5) Prahlad Das *alias* Prohlyad Das and (6) Mayarani Das, became the joint and absolute owners of the Mother Property, each having 1/6<sup>th</sup> share therein, free from all encumbrances.
- 5.1.6 **Demise of Prahlad Das *alias* Prohlyad Das:** Prahlad Das *alias* Prohlyad Das a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his 5 (five) sons, namely, (1) Amit Das (2) Asit Das (3) Niranjana Das (4) Subir Das and (5) Subrata Das and his 2 (two) daughters, namely, (1) Mira Das and (2) Madhabi Mondal *nee* Das, as his only legal heirs and heiresses who jointly and in equal share inherited the right, title and interest of Late Prahlad Das *alias* Prohlyad Das in the Mother Property, free from all encumbrances.
- 5.1.7 **Ownership of Niranjana Das:** In the abovementioned circumstances Niranjana Das became the sole and absolute owner of the Said Property out of the Mother Property, free from all encumbrances.
- 5.1.8 **Power of Attorney:** By a Power of Attorney in Bengali language (*Aamoktarnama*) dated 21<sup>st</sup> November, 2013, registered in the Office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. IV, CD Volume No. 3, at Pages 3183 to 3192, being Deed No. 01634 for the year 2013, Niranjana Das appointed Bijoy Krishna Das as his lawful constituted attorney to sale entirety of the Said Property to any intending purchaser.
- 5.1.9 **Sale to Vendor:** By a Deed of Sale dated 9<sup>th</sup> January, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, South 24 Parganas, in Book No. I, CD Volume No. 3, at Pages 937 to 956, being Deed No. 00474 for the year 2015, Niranjana Das (through his constituted attorney, Bijoy Krishna Das) sold, conveyed and transferred entirety of the Said Property to the Vendor, i.e. Jayanta Kumar Mondal *alias* Jayanta Mandal, free from all encumbrances.
- 5.1.10 **Absolute Ownership of Vendor:** In the abovementioned circumstances the Vendor has become the sole and absolute owner of the Said Property, free from all encumbrances.

Jayanta Kumar Mondal *Vendor*



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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.

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, *debutter*, *wakf*, 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

*Jayanta Kumar Das*



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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 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 **Schedule** below, being land classified as *sali* (agricultural) measuring 0.262 (zero point two six two) decimal [equivalent to (1) 0.1585 (zero point one five eight five) *cottah* and (2) 10.6026 (ten point six zero two six) square meter], 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 and the said *Dag* No. 9 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, 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, free from all encumbrances.
- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.50,000/- (Rupees fifty thousand) 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, *debutter*, *wakf*, 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 has 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.

Jayanta Kumar Mondal 5 



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ADD. SECRETARY  
OF ASSOCIATED BANKS  
22 DEC 2010



- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor 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 claim made by any third parties with respect to the title of the Vendor.
- 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 has been handed over 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 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 Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor 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 Vendor, the Vendor 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 Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) 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 and (2) the Vendor is fully aware

Jayanta Kumar Mondal <sup>6</sup> 



REGISTRAR  
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22 DEC 2012



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 Vendor hereby expressly (a) consents 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) 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 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.

- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or the Purchaser's 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 0.262 (zero point two six two) decimal [equivalent to (1) 0.1585 (zero point one five eight five) *cottah* and (2) 10.6026 (ten point six zero two six) square meter], 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 and the said *Dag* No. 9 being delineated 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 and 11  
**On the South** : By R.S./L.R. *Dag* No. 8  
**On the West** : By Metal Road

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property.

The details of the Said Property are tabulated below:

<b>Mouza</b>	<b>L.R. <i>Dag</i> No.</b>	<b>L.R. <i>Khatian</i> No.</b>	<b>Nature of Land</b>	<b>Total Area of <i>Dag</i> (in Decimal)</b>	<b>Total Area Sold (in Decimal)</b>	<b>Name of Recorded Owner</b>
Khas Mallick	9	274	<i>Sali</i>	22	0.262	Narayan Chandra Das

*Jayanta Kumar Mondal*

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ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 DEC 2019





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 Kumar Mondal *alias* Jayanta Mandal)  
(Vendor)

GERANIUM PROJECTS PVT. LTD.

*Namish Kundu*

Director / Authorised Signatory

(Purchaser)

Drafted by

*Jautush Chaudhuri*

JAUTUSH CHAUDHURI  
Advocate  
High Court, Calcutta  
F-66/238/2001

Witnesses:

Signature: *Indrajit Mondal*

Signature: *Bijoy Krishna Das*

Name: *Indrajit Mondal*

Name: *BIJOY KRISHNA DAS*

Father's Name: *Shyamapada Mondal*

Father's Name: *Late - Badal ch. Das.*

Address: *VIII - Baruli - Po - Dakshin*

Address: *VIII - South Katyanpur*

*Gobinda Pur. P.S - Sonarpur.*

*PO + PS - Baruiapur, Kol - 144.*



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OF ASSAULTS, BANGALORE  
22 DEC 2019

**Receipt and Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.50,000/- (Rupees fifty 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:

<b>Mode</b>	<b>Date</b>	<b>Bank</b>	<b>Amount (Rs.)</b>
Demand Draft No. 501988	19.12.2015	ICICI Bank, Portuguese Church Street Branch	50,000/-

*Jayanta Kumar Mondal.*

**(Jayanta Kumar Mondal alias Jayanta Mandal)**  
**(Vendor)**

**Witnesses:**

Signature Indrajit Mondal.

Name: Indrajit Mondal.

Signature Bijoy Krishna Das.

Name: BIJOY KRISHNA DAS.





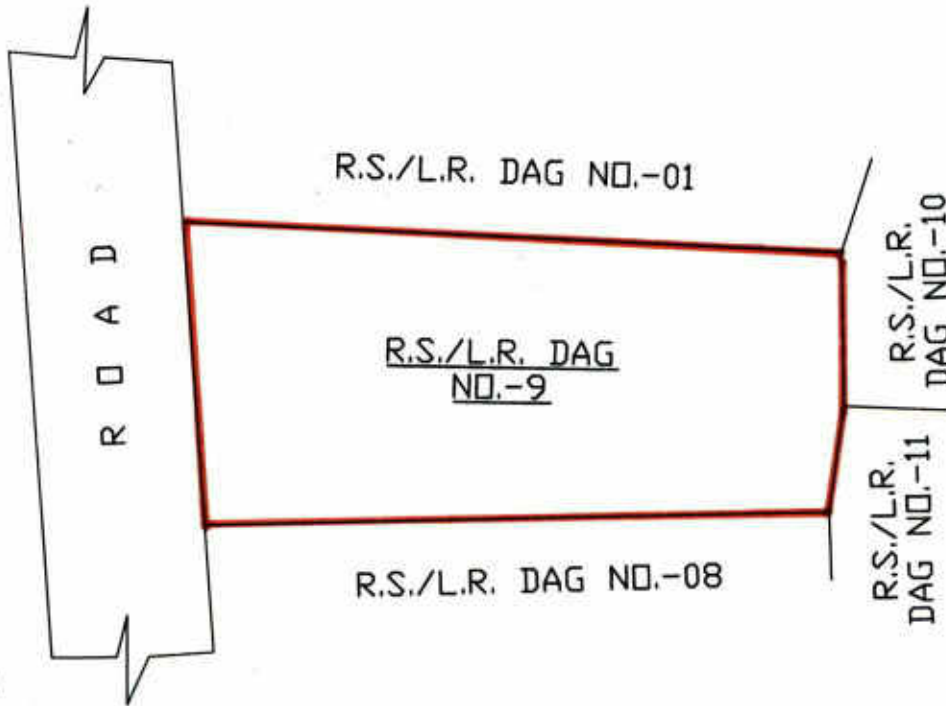
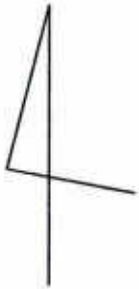
*[Handwritten signature]*  
REGISTRAR  
OF COMPANIES, KOLKATA  
22 DEC 2012

PLAN

SITE PLAN OF R.S./L.R. DAG NO.- 09 L.R. KHATIAN NO.- 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

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GERANIUM PROJECTS PVT. LTD.

*Namish Kundu*

Director / Authorised Signatory

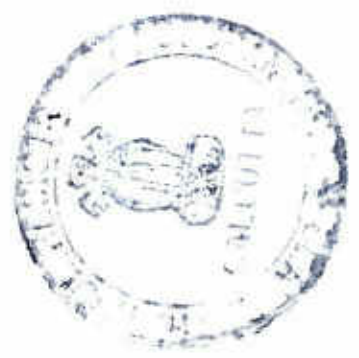
*Jayanta Kumar Kundu*

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.2620 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 22  
DECIMAL OF R.S/L.R. DAG NO.- 09.

SHOWN THUS : 

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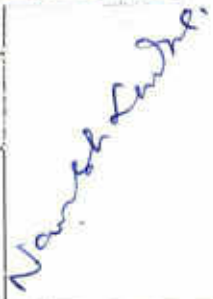











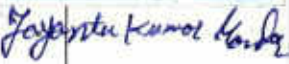












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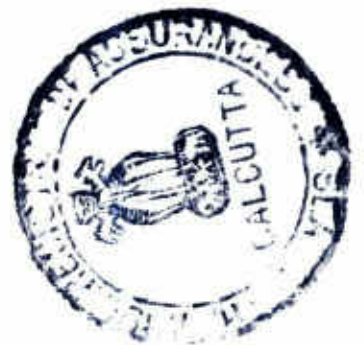
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 DEC 2013



# 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

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ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 DEC 2012









Government of West Bengal


Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010001120792/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Jayanta Kumar Mondal Alias Jayanta Mandal Dakshin Baruli, Mondal Para, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller		 7779	Jayanta Kumar Mondal 22.12.15
2	Naresh Kumar Ladha Flat No.402, 4th Floor, 1/A, Kundan Bye Lane, P.O:- Liluah Shivtalla, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204	Represent ative of Buyer [Geranium Projects Private Limited ]		 7777	Naresh Kumar Ladha 22.12.15
SI No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Indrajit Mondal Son of Shyama Mondal Dakshin Baruli, Mondal Para, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700145	Jayanta Kumar Mondal, Naresh Kumar Ladha		Indrajit Mondal 22-12-2015	

  
(Sujan Kumar Maity)





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22 DEC 2019

ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. - I  
KOLKATA  
Kolkata, West Bengal





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ADDITIONAL REGISTRAR  
OF ASSurances-I, KOLKATA  
22 DEC 2015



ভাৰতীয় নিৰ্বাচন কমিশন  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
KCT0676445



নিৰ্বাচকৰ নাম : ইন্দ্ৰজিৎ মন্ডল

Elector's Name : Indrajit Mandal

পিতাৰ নাম : শ্যামা মন্ডল

Father's Name : Shyama Mandal

লিংগ / Sex : পুৰ / M

জন্ম তাৰিখ / Date of Birth : XX/XX/1972

*Indrajit Mandal*

*Indrajit Mandal*

*22-12-2015*

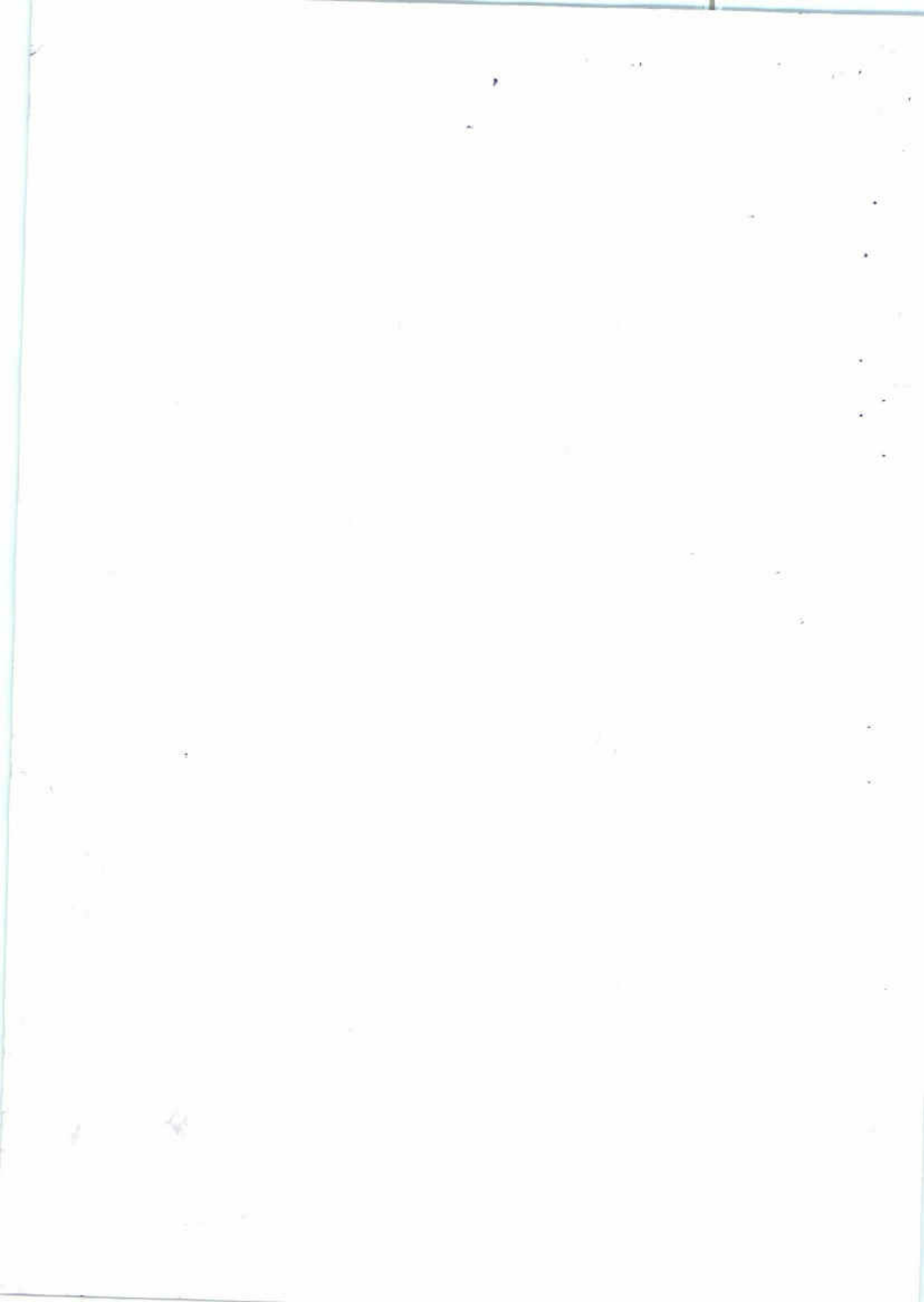
KCT0676445

ঠিকনা:  
পশ্চিম বঙ্গৰ ২০ম পৰগণা পোষ্ট অফিস কোবিন্দপুৰ  
সোণৰপুৰ দক্ষিণ ২৪ পৰগণা ৭০০১৪৫

Address:  
Dakshin Barui Mondalpara Post  
Dakshin Gobindapur Langarbariya  
Sonarpur South 24 Parganas 700145

Date: 22/07/2007  
১১০-বিশ্বপুৰ পূৰ্ব (স্বাক্ষৰিত) নিৰ্বাচন কেন্দ্ৰ  
নিৰ্বাচন নিৰ্বাহক অফিচিয়েলৰ দ্বাৰা  
Facsimile Signature of the Electoral  
Registration Officer for  
110-Bishnupur East (SC) Constituency

ঠিকনা সলনি হলে নতুন ঠিকনাৰ তথ্য দিয়ে নিৰ্বাচন  
ফৰ্মত এ একই নম্বৰে নতুন ঠিকনা সলনি কৰিব লাগিব।  
In case of change in address mention the Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
NAM1247238



নির্বাচকের নাম : নরেশ কুমার লাধা  
Elector's Name : Naresh Kumar Latha  
পিতার নাম : রাধেশ্যাম লাধা  
Father's Name : Radhey Shyam Latha  
লিঙ্গ/Sex : পু/ M  
জন্ম তারিখ  
Date of Birth : 12/11/1977

NAM1247238

বিশেষ:  
1/A, কুন্দান বাই লেন, কলিকতা, ভারত, পিন কোড-711204

Address:  
1/A, KUNDAN BYE LANE  
J.L. LAHA, BALLY, HOWRAH-711204

Date: 23/12/2012

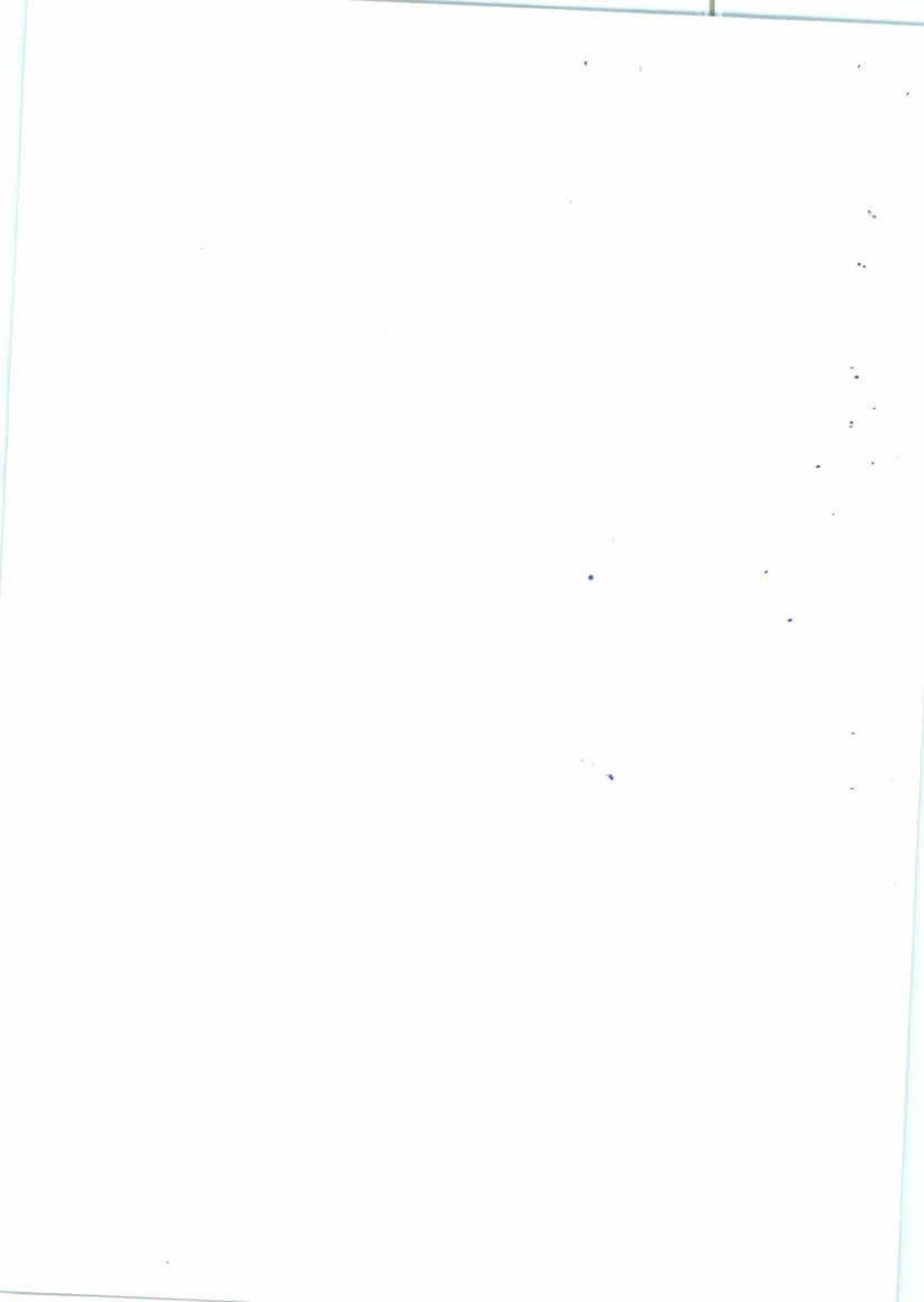
169-বালা নির্বাচন কেন্দ্র নির্বাচন পরিচালনা কমিশনের  
স্বাক্ষরিত

Facsimile Signature of the Electoral  
Registration Officer for  
169-Bally Constituency


নিম্নে বর্ণিত ক্ষেত্রে এই কার্ডের নং উল্লেখ করে  
সংশ্লিষ্ট ফর্ম পূরণ করে নির্বাচন পরিচালনা কমিশনের  
অফিসে প্রেরণ করতে হবে।



In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

169011





  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 KCT0676155

নির্বাচকের নাম : জয়ন্ত মন্ডল  
 Elector's Name : Jayanta Mandal  
 পিতার নাম : কৃষ্ণ মন্ডল  
 Father's Name : Krishna Mandal  
 লিঙ্গ / Sex : পুং / M  
 জন্ম তারিখ : XX / XX / 1972  
 Date of Birth : XX / XX / 1972

*Jayanta Kumar Mandal*  
 22.12.15

KCT0676155

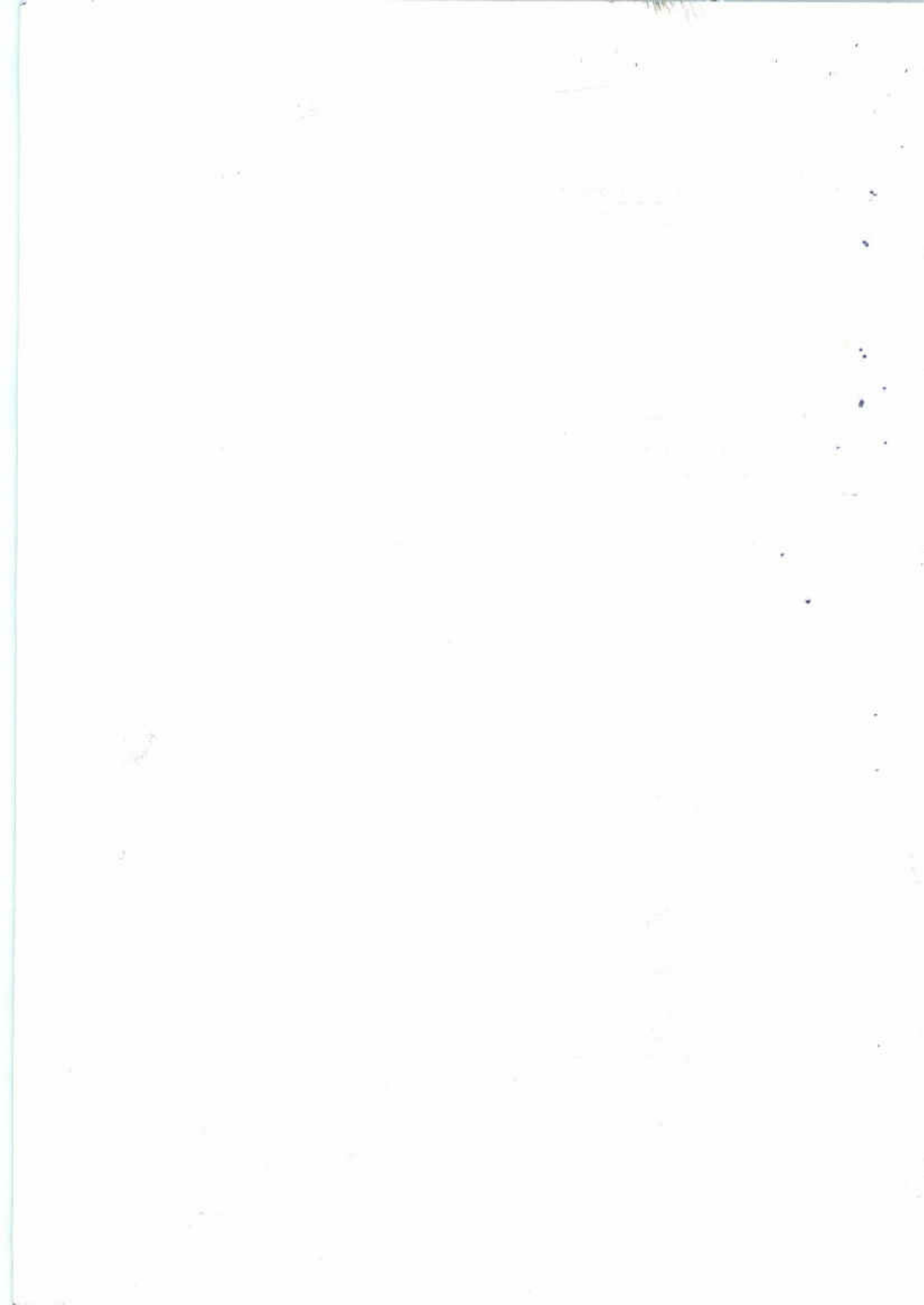
ঠিকানা:  
 দক্ষিণ বারুলী, মন্ডল পড়া পোঃ-দক্ষিণ গোবিন্দপুর  
 লালবেরিয়া সোনারপুর দক্ষিণ 24 পরগণা 700145

Address:  
 Dakshin Baruli, Mondal  
 Para P.O.-Dakshin Gobindapur  
 Langalberiya Sonarpur South 24  
 Parganas 700145

Date: 26/07/2007  
 110-বিশ্বপুর্ন পূর্ব (উপনির্ভী জাতি) নির্বাচন কেন্দ্রের  
 নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুমতি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 110-Bishnupur East (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম  
 তোলা ও একই নামের নতুন সচিব পরিচয়পত্র পাওয়ার  
 জন্য নিম্নে ধরে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

087/1087



## Seller, Buyer and Property Details

### A. Seller & Buyer Details

#### Presentant Details

SL No.	Name and Address of Presentant
1	Naresh Kumar Ladha Flat No.402, 4th Floor, 1/A, Kundan Bye Lane, P.O:- Liluah Shivtalla, P.S:- Liluah, Howrah, District:- Howrah, West Bengal, India, PIN - 711204

#### Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Jayanta Kumar Mondal (Alias: Jayanta Mandal) Son of Krishna Pada Mondal Dakshin Baruli, Mondal Para, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALDPM6444L,; Status : Individual; Date of Execution : 22/12/2015; Date of Admission : 22/12/2015; Place of Admission of Execution : Pvt. Residence





Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Geranium Projects Private Limited 84A, Chittaranjan Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 PAN No. AAECG6232B.; Status : Organization; Represented by representative as given below:-
1(1)	Naresh Kumar Ladha Flat No.402, 4th Floor, 1/A, Kundan Bye Lane, P.O:- Liluah Shivtalla, P.S:- Liluah, Howrah, District:- Howrah, West Bengal, India, PIN - 711204 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ABWPL4290L.; Status : Representative; Date of Execution : 22/12/2015; Date of Admission : 22/12/2015; Place of Admission of Execution : Pvt. Residence

### B. Identifire Details

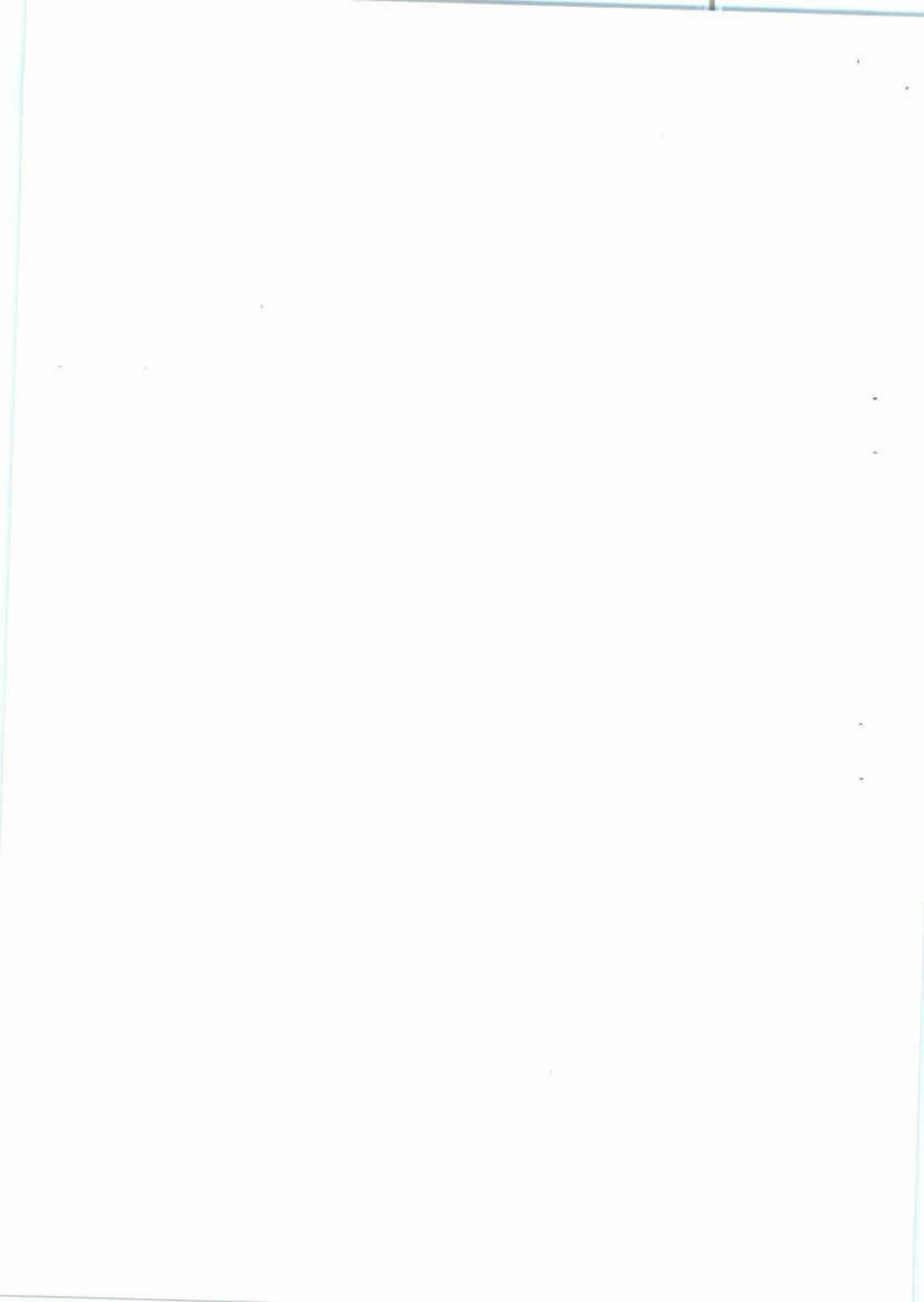
Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Indrajit Mondal Son of Shyama Mondal Dakshin Baruli, Mondal Para, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Jayanta Kumar Mondal, Naresh Kumar Ladha	

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mallikpur	RS Plot No:- 9 , RS Khatian No:- 274	0.262 Dec	50,000/-	1,07,182/-	Proposed Use: Bastu, ROR: Shali, Property is on Road Adjacent to Metal Road,

### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Jautush Chaudhuri



Details of the applicant who has submitted the requisition form

Applicant's Name	Jautush Chaudhuri
Address	7C, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate





Office of the A.R.A. - I KOLKATA, District: Kolkata  
Endorsement For Deed Number : I - 190100186 / 2016

Query No/Year	19010001120792/2015	Serial no/Year	1901009704 / 2015
Deed No/Year	I - 190100186 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Naresh Kumar Ladha	Presented At	Private Residence
Date of Execution	22-12-2015	Date of Presentation	22-12-2015

**Remarks**

On 22/12/2015

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

Presented for registration at 15:10 hrs on : 22/12/2015, at the Private residence by Naresh Kumar Ladha ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,07,182/-

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

Execution is admitted on 22/12/2015 by

Jayanta Kumar Mondal, Alias Jayanta Mandal, Son of Krishna Pada Mondal, Dakshin Baruli, Mondal Para, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

Indetified by Indrajit Mondal, Son of Shyama Mondal, Dakshin Baruli, Mondal Para, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

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

Execution is admitted on 22/12/2015 by

Naresh Kumar Ladha Authorized Signatory, Geranium Projects Private Limited, 84A, Chittaranjan Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012  
Indetified by Indrajit Mondal, Son of Shyama Mondal, Dakshin Baruli, Mondal Para, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

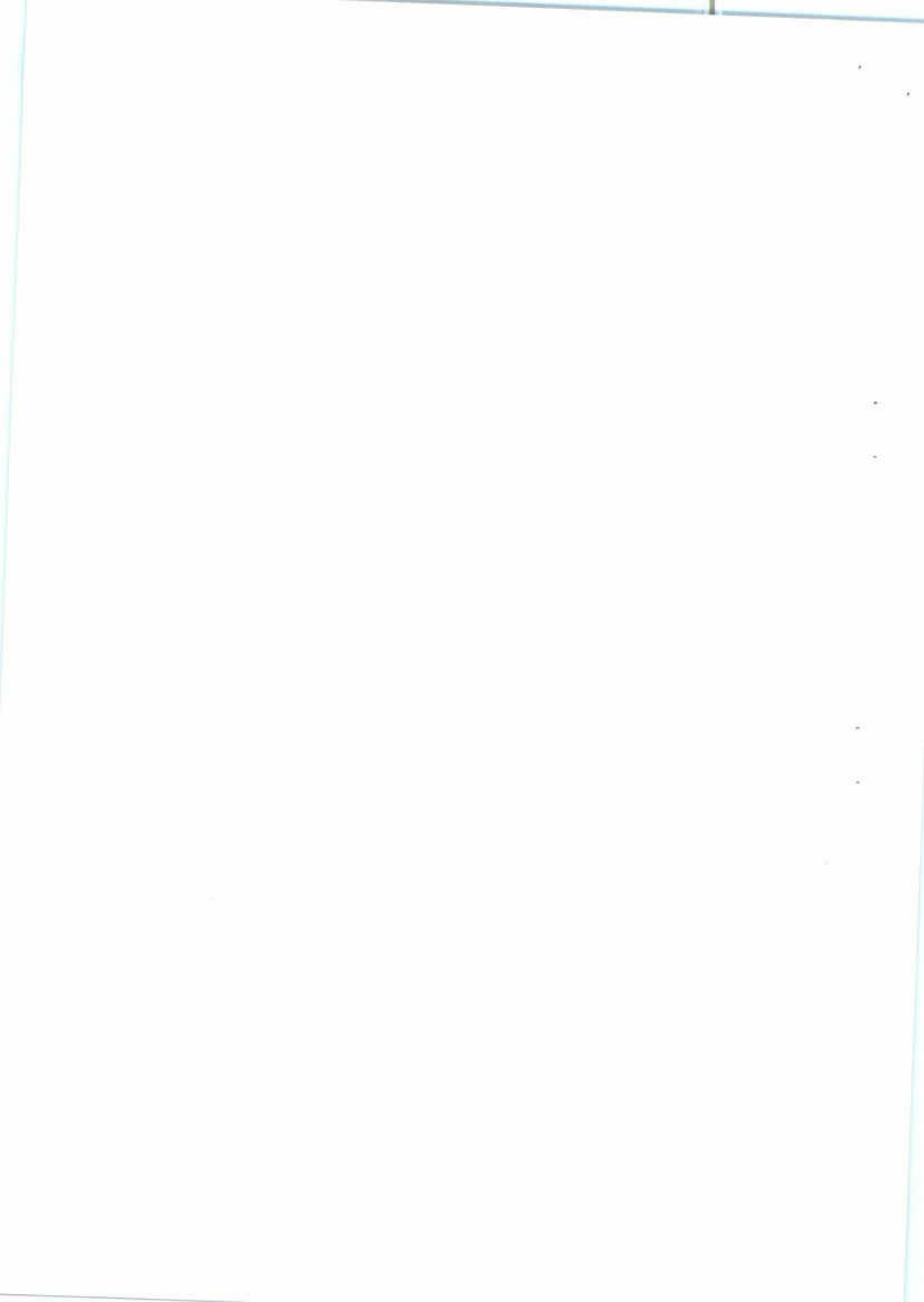


(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On 28/12/2015

**Payment of Fees**



Certified that required Registration Fees payable for this document is Rs 1,275/- ( A(1) = Rs 1,177/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 1,275/-

**Description of Draft**

1. Rs 1,275/- is paid, by the Draft(8554-16) No: 351101000428, Date: 23/12/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,379/- and Stamp Duty paid by Draft Rs 5,379/-, by Stamp Rs 10/-

**Description of Stamp**

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 33541, Purchased on 04/06/2015, Vendor named Suranjan Mukherjee.

**Description of Draft**

1. Rs 5,379/- is paid, by the Draft(8554-16) No: 351100000428, Date: 23/12/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On 08/01/2016

**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 of Indian Stamp Act 1899.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 9388 to 9411  
being No 190100186 for the year 2016.



Digitally signed by SUJAN KUMAR  
MAITY  
Date: 2016.01.14 10:05:32 +05:30  
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 14/01/2016 10:05:31  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)



Dated 22<sup>nd</sup> day of December, 2015

**Between**

**Jayanta Kumar Mondal *alias* Jayanta Mandal**  
**... Vendor**

**And**

**Geranimu Projects Private Limited**  
**... Purchaser**

**Conveyance**

Land measuring 0.262 (zero point two six two) decimal  
Portion of  
R.S./L.R. Dag No. 9  
Mouza Khas Mallick  
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