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Saha & Ray



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

11AA 525597

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

Jrnt Sub-Registrar
Post. South 24 Parganas

17 JUL 2012

CONVEYANCE

1. Date: 8th June 2012

2. Place: Kolkata

3. Parties:

Bengal Greenfield Housing Development Company Limited, a company incorporated under the Companies Act, 1956, having its registered office at 7th Floor, Hi-Tech Chambers, 84/1B, Topsia Road (South), Police Station Topsia, Kolkata-700046, [PAN AABC9549D], represented by its Director, Tamal Bhattacharjee, son of Late Ramendra Chandra Bhattacharjee, of 7th Floor, Hi-Tech Chambers, 84/1B, Topsia Road (South), Kolkata-700046

(Vendor, includes successors-in-interest)

And

Handwritten signature: AIB

Handwritten signature: G...

61640

Sold to.....
- 3 SEP 2011
Vatno. 70
S.S.W.
High Court A.S.

SAHA & RAY
1st, 3rd Floor, 4th Floor Chambers
7C, Kiron, Chandra Pray Road
Kolkata - 700014.

Siddhanta Bhattacha



V C I I -
PP59

GERANIUM PROJECTS PRIVATE LIMITED

Siddhanta Bhattacha

Director / Authorised Signatory



V C I I -
PP58

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.

Amal Bhattacha

DIRECTOR

Komal Bhattachan
Lt. Prisoj Bhattachan
216, N.N. Roy Road
P.S. Sonabari, KOL-148
Service



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- 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 AAECG9137G**], represented by its authorized signatory, Siddhartha Bhalotia, son of Ramgopal Bhalotia, of 32A, Beadon Row, Police Station Burtolla, Kolkata -700006

(**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) *Sali* (agricultural) land measuring 11 (eleven) decimal [equivalent to 6.6667 (six point six six six seven) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 23, recorded in L.R. *Khatian* No. 8, *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 **Part I** of the **1st Schedule** below and the said R.S./L.R. *Dag* No. 23 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**First Property**) And (2) *sali* (agricultural) land measuring 7 (seven) decimal [equivalent to 4.2423 (four point two four two three) *cottah*], more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 8, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part II** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 34 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Green** thereon (**Second Property**), the First Property and the Second Property are more fully and collectively described in the **2nd Schedule** below (collectively **Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

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 Ananta Patra:** Ananta Patra *alias* Ananta Kumar Patra was the recorded owner of (1) *sali* (agricultural) land measuring 22 (twenty two) decimal, more or less, being the entirety of R.S./L.R. *Dag* No. 23, recorded in L.R. *Khatian* No. 8, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Ananta's First Land**) And (2) *sali* (agricultural) land measuring 14 (fourteen) decimal, being the entirety of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 8, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Ananta's Second Land**), Ananta's First Land and Ananta's Second Land (collectively **Ananta's Land**), free from all encumbrances.







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- 5.1.2 **Gift by Ananta Patra:** By a Deed of Gift in Bengali Language (*Danpatra*) dated 1st June, 1990, registered in the Office of the Additional District Sub Registrar, Baruiapur, in Book No. I, Volume No. 51, at Pages 243 to 250, being Deed No. 3484 for the year 1990, Ananta Patra, out of natural love and affection, unconditionally gifted to his wife, Sumati Patra and his daughter, Krishna Gayen *inter alia* (1) undivided 1/3rd (one third) share i.e. 3.6667 (three point six six six seven) decimal each, aggregating to 7.3334 (seven point three three three four) decimal, out of the Ananta's First Land **And** (2) land measuring 2.3333 (two point three three three three) decimal each, aggregating to 4.6666 (four point six six six six) decimal, out of the Ananta's Second Land, free from all encumbrances.
- 5.1.3 **Demise of Ananta Patra:** Ananta Patra, a Hindu, governed by the *Dnyadhikya* School of Hindu Law, died intestate leaving behind him surviving his wife, Sumati Patra and his only daughter, Krishna Gayen, as his only legal heirs, who jointly and in equal shares inherited the right, title and interest of Late Ananta Patra in the balance of Ananta's Land. Thus, by virtue of the gift and inheritance as aforesaid, the Sumati Patra and Krishna Gayen (legal heirs of Ananta Patra) became the joint owners of the entirety of Ananta's Land, each having the following shares:

Dag No.	Name of Owner	Total Area in Dag No. 23 (in decimal)	Total Area owned in Dag (in decimal)
23	Sumati Patra	22	Gift -3.6667 Inherited -7.3333 Total Area - 11.00
23	Krishna Gayen	22	Gift -3.6667 Inherited -7.3333 Total Area - 11.00
34	Sumati Patra	14	Gift -2.3333 Inherited -4.6667 Total Area - 7.00
34	Krishna Gayen	14	Gift -2.3333 Inherited -4.6667 Total Area - 7.00

- 5.1.4 **Ownership of Said Property by Sumati Patra:** By virtue of the gift and inheritance as mentioned in the abovementioned clauses, Sumati Patra became the absolute owner of the First Property and the Second Property comprised in Said Property out of the Ananta's Land.
- 5.1.5 **Gift by Sumati Patra:** By a Deed of Gift in Bengali Language (*Danpatra*) dated 11th March, 2005, registered in the Office of the Additional District Sub Registrar Baruiapur, in Book No. I, Volume No. 61, at Pages 136 to 146, being Deed No. 2813 for the year 2005, Sumati Patra, out of natural love and affection, unconditionally gifted the entirety of the Said Property to her brother, Balai Chand Naskar, free from all encumbrances.
- 5.1.6 **Purchase by Vendor:** By a Deed of Conveyance dated 2nd March, 2011, registered in the Office of the District Sub-Registrar IV, Alipore, in Book No. I, CD Volume No. 6, at Pages 750 to 764, being Deed No. 1569 for the year 2011, the Vendor purchased the entirety of the Said Property from Balai Chand Naskar, free from all encumbrances and for the consideration mentioned therein.







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- 5.1.7 **Absolute Ownership of Vendor:** In the aforesaid circumstances, 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. In a meeting dated 20th April, 2012, the Board of Directors of the Vendor adopted a resolution to the effect that Tamal Bhattacharjee, Director, be authorized to sell *inter alia* the Said Property on such terms and conditions and in such manner as Tamal Bhattacharjee, Director, may consider beneficial and convenient for the Vendor. Tamal Bhattacharjee, has been authorized and empowered by the Vendor to sign this Conveyance upon observance of all due process of law and is thus competent and lawfully authorized to execute this Conveyance on behalf of the Vendor.
- 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, *in pendent*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *benignitas* 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 Corporate Guarantee:** The Said Property is not affected by or subject to any corporate 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 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, 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 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 **2nd Schedule** below, being, **(1)** the First Property, i.e. *sali* (agricultural) land measuring 11 (eleven) decimal [equivalent to 6.6667 (six point six six six seven) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 23, recorded in L.R. *Khata* No. 2, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described as **Part I** of the **1st Schedule** below and the said R.S./L.R. *Dag* No. 23 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Property, i.e. *sali* (agricultural) land measuring 7 (seven) decimal [equivalent to 4.2424 (four point two four two four) *cottah*], more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khata* No. B, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part II** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 34 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Green** thereon, **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, free from all encumbrances.
- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.33,81,790/- (Rupees thirty three lac eighty one thousand seven hundred and ninety) 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.






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8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bagadars* 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.
- 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:** *Ihas*, 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, 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 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 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.






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- 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, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation:** 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, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

1st Schedule

Part I

(First Property)

Sali (agricultural) land measuring 11 (eleven) decimal [equivalent to 0.0097 (six point six six seven) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 23, recorded in L.R. *Khatian* No. 8, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruiipur, within the jurisdiction of Hatiharipur Gram Panchayet, Sub-Registration District Baruiipur, District South 24 Parganas, the said *Dag* No. 23 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* Nos. 19 and 20
- On the East** : By R.S./L.R. *Dag* Nos. 22 and 37
- On the South** : By R.S./L.R. *Dag* No. 34
- On the West** : By R.S./L.R. *Dag* Nos. 33 and 24

Part II

(Second Property)

Sali (agricultural) land measuring 7 (seven) decimal [equivalent to 4.2122 (four point two four two four) *cottah*], more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 8, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruiipur, within the jurisdiction of Hatiharipur Gram Panchayet, Sub-Registration District Baruiipur, District South 24 Parganas, the said *Dag* No. 34 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:



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- On the North** : By R.S./L.R. *Dag* No. 23
- On the East** : By R.S./L.R. *Dag* No. 37
- On the South** : By R.S./L.R. *Dag* Nos. 36 and 35.
- On the West** : By R.S./L.R. *Dag* Nos. 32 and 33

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

Sali (agricultural) land measuring 11 (eleven) decimal [equivalent to 0.6067 (six point six six six seven) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 23, recorded in L.R. *Khatian* No. 8, *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 described in **Part I** of the **1st Schedule** above.

Sali (agricultural) land measuring 7 (seven) decimal [equivalent to 4.2424 (four point two four two four) *cottah*], more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 8, *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 described in **Part II** of the **1st 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>Khatian</i> No.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Khas Mallick	23	8	22	11.00	Ananta Patra
Khas Mallick	34	8	14	7.00	Ananta Patra
Total				18.00	

AB

for



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

U 8 Jun 2012

9. Execution and Delivery

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

Executed and Delivered on behalf of the Vendor Company by Tamal Bhattacharya, Director and Common Seal of the Vendor Company affixed by them in the presence of Kishore Mukherjee, in terms of Board Resolution dated 20th April, 2012

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.

Tamal Bhattacharya
DIRECTOR

Signature: A. Majhi

Name: KISHORE MUKHERJI

Father's Name: P. K. Mukherji

Address: 17, Hindustan Park

Kol-29, P. S. Gariahat

Signature: K. Bhattachari

Name: Kamal Bhattachari

Father's Name: Lt. Pradyot Bhattachari

Address: 216 M. N. Roy Road,

P.S: Sonarbari, West-148

GERANIUM PROJECTS PRIVATE LIMITED

Siddhartha Bhaalini

Director / Authorised Signatory

[Geranium Projects Private Limited]

[Authorized Signatory]

[Purchaser]

Witnesses:

Signature: Swapan

Name: Swapan Kar

Father's Name: R. N. Kar

Address: 7c. K. S. Roy Road

Kolkata-700001

Signature: Sudip Mondal

Name: SUDIP MONDAL

Father's Name: Sunil Mondal

Address: 99A, Park Street

Kol-16



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Bauripur, South 24 Parganas

U. P. - 6 2012



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

08.06.2012

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 33,81,790/- (Rupees thirty three lac eighty one thousand seven hundred and ninety) towards full and final payment of the Total Consideration for sale of the Said Property described in the 2nd Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Pay Order vide No. 189013	07.08.2012	HDFC Bank Ltd.	33,81,790/-
			33,81,790/-

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.


DIRECTOR

[Bengal Green Field Housing
Development Company Limited]
[Vendor]

Witnesses:

Signature 

Name: KISHORE MUKHERJEE

Signature 

Name: Kamal Bhattacharya

SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



Little



Ring



Middle



Fore

(Left Hand)



Thumb

Samal Shalokya



Thumb



Fore



Middle

(Right Hand)



Ring



Little



Little



Ring



Middle

(Left Hand)



Fore



Thumb

Sudhakar Bhargava



Thumb



Fore



Middle

(Right Hand)



Ring



Little

Little

Ring

Middle

(Left Hand)

Fore

Thumb

Thumb

Fore

Middle

(Right Hand)

Ring

Little



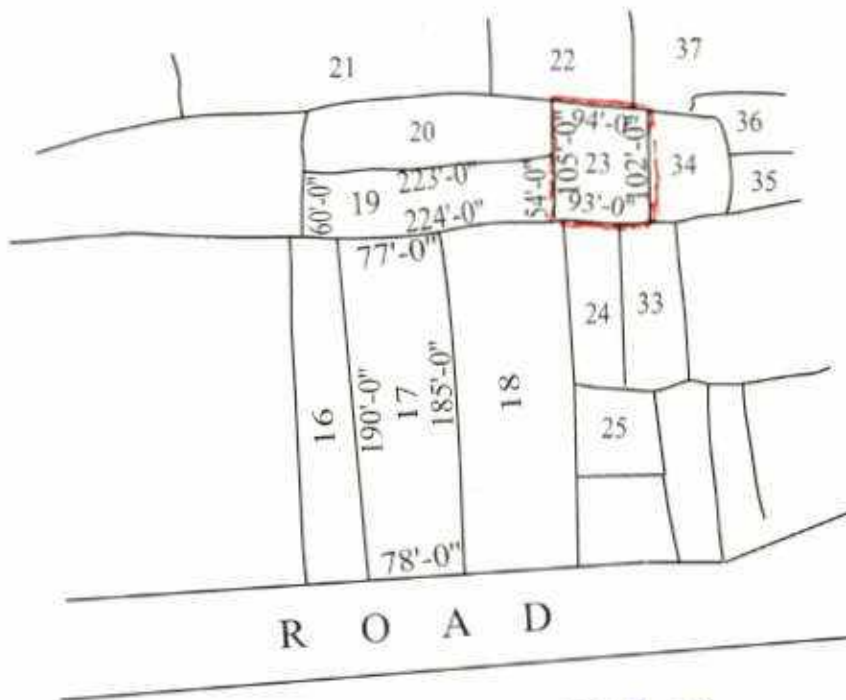
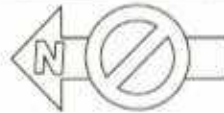
Addl. District Sub-Registrar
Bauripur, South 24 Parganas

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SITE PLAN

SHOWING THE POSITION AT MOUZA - KHASMALLICK, J.L. NO. 35,
HARIHARPUR GRAMPANCHAYAT, UNDER P.S. - BARUIPUR, DIST. - SOUTH
24 PARGANAS

R.S. & L.R.DAG NO.	AREA OF LAND	PURCHASE AREA
23	22 DEC.	11 DEC OR 6.67KA.



BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.

Samal Bhattacharya
DIRECTOR

VENDOR SIGNATURE

Trace by

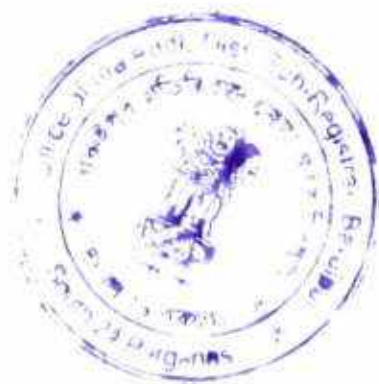
Deepta
Civil Engineer (I. E. I.)
Baruipur
700144

PURCHASER SIGNATURE

GERANIUM PROJECTS PRIVATE LIMITED

Siddhanta Bhattacharya

Director / Authorised Signatory



Add. District Sub Registrar
Poonah, 300014 Poonah

08 Jun. 2012



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

Endorsement For Deed Number : I - 07568 of 2012
(Serial No. 06779 of 2012)

On

Payment of Fees:

On 08/05/2012

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

Presented for registration at 18.29 hrs on 08/05/2012, at the Private residence by Siddhartha Bhalotia ,Claimant.

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

Execution is admitted on 08/05/2012 by

1. Tamal Bhattacharjee
Director, Bengal Greenfield Housing Development Company Ltd., 7th Floor Hi- Tech Chambers 84/1 B Topsis Road (South), P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700046,
, By Profession : Business
2. Siddhartha Bhalotia
Authorized Signatory, Geranium Projects Pvt. Ltd., 84 A Chittaranjan Avenue, Thana -Bowbazar, P O :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006,
, By Profession : Business
Identified By Kamal Bhattacharjee, son of Lt. Bijay Bhattacharjee, 216 M N Ray Road, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-148, By Caste: Hindu, By Profession: Service.

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/06/2012

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.-42,90,892/-

Certified that the required stamp duty of this document is Rs.- 257464 /- and the Stamp duty paid as Impresive Rs - 20/-

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/07/2012

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

Payment of Fees:

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR





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

Endorsement For Deed Number : I - 07568 of 2012
(Serial No. 06779 of 2012)

Amount By Cash

Rs. 0.00/-, on 17/07/2012

Amount by Draft

1. Rs. 42005/- is paid , by the draft number 033537, Draft Date 12/06/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 17/07/2012
2. Rs. 7601/- is paid , by the draft number 034421, Draft Date 05/07/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 17/07/2012.

(Under Article : A(1) = 47190/- , E = 7/- , Excess amount = 2409/- on 17/07/2012)

Deficit stamp duty

Deficit stamp duty

1. Rs. 229101/- is paid, by the draft number 033514, Draft Date 12/06/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 17/07/2012
2. Rs. 25670/- is paid, by the draft number 033545, Draft Date 12/06/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 17/07/2012
3. Rs. 2693/- is paid, by the draft number 034417, Draft Date 05/07/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 17/07/2012

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
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being No 07568 for the year 2012.



(Panchali Munshi) 18-July-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARUIPUR
West Bengal