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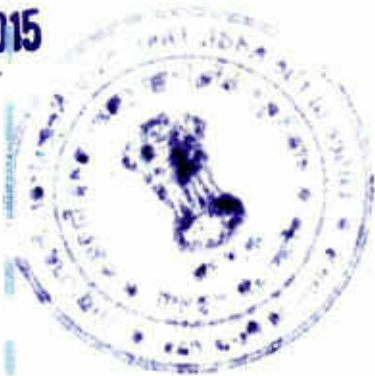
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Certified that the document is admitted to registration. The Signature sheet and the endowment sheets attached with this document are the part of this document.

Advt. District S.D. Registrar  
Baniapur, South 24 Parganas

06 OCT 2015



CONVEYANCE

1. Date: 18<sup>th</sup> September 2015

*Mandol* Kumar Gupta

2. Place: Kolkata

3. Parties:

*Mandol* Kumar Gupta

20 MAR 2015

Sl. No. 60786  
NAME  
ADD  
AMT



J. Kumar Gupta



vc II  
4466

For GERANIUM PROJECTS PRIVATE LIMITED

J. Kumar Gupta  
Director / Authorised Person

*Mousumi Ghosh*  
MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

স্বাক্ষরিত হইয়াছে  
কর্তৃপক্ষের উপস্থিতিতে  
এই নথি স্বাক্ষরিত হইয়াছে  
কর্তৃপক্ষের উপস্থিতিতে



vc II  
4465

Jayanta Kumar Kundu



*[Signature]*  
Addl. District Sub-Registrar  
Barpukur, South 24 Parganas

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- 3.1 **Pratima Mondal nee Das**, wife of Late Muktalal Mondal and daughter of Late Pasupati Das, by faith Hindu, by occupation Housewife, nationality Indian, residing at Subuddhipur Arabinda Sarani, Post Office Baruipur, Kolkata-700144, Police Station Baruipur, District South 24 Parganas, represented by her constituted attorney, **Jayanta Kumar Mondal alias Jayanta Mandal**, son of Krishna Pada Mondal *alias* Krishna Mandal, by faith Hindu, by 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, District Kolkata [**PAN AAECG6232B**], represented by its authorized signatory, **Hitesh Kumar Gupta**, son of Bijay Kumar Gupta, by faith Hindu, by occupation Service, nationality Indian, of 89A, Bangur Avenue, Post Office Bangur, Kolkata-700055, Police Station Lake Town, District North 24 Parganas [**PAN ARYPG8834D**]  
(**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:

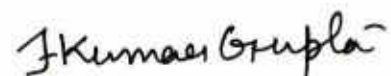
#### 4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 0.314 (zero point three one four) decimal [equivalent to (1) 0.19 (zero point one nine) *cottah* and (2) 12.7070 (twelve point seven zero seven zero) 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. 139, *Mouza* Khas Mallik, 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:** Kanai Das *alias* Kenai Das was the sole and absolute owner of land classified as *sali* (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, *Mouza* Khas Mallik, 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.

  
2



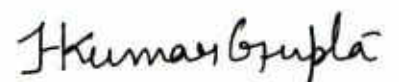


  
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- 5.1.2 **Mutation:** Kanai Das *alias* Kenai Das got his name mutated in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Baruipur, South 24 Parganas, in L.R. *Khatian* No. 139 with regard to the Mother Property.
- 5.1.3 **Demise of Kanai Das *alias* Kenai Das:** Kanai Das *alias* Kenai Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his 4 (four) sons, namely, (1) Pasupati Das (2) Asutosh Das (3) Dasurathi Das and (4) Jaydeb Das and his only daughter, Sundari Naskar *nee* Das, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Kanai Das *alias* Kenai Das in the Mother Property, free from all encumbrances.
- 5.1.4 **Demise of Pasupati Das:** Pasupati Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him (his wife, Sailabala Das since deceased), surviving his 5 (five) sons, namely, (1) Bijoy Das (since diseased) (2) Basanta Das (3) Mohonto Das (4) Jayanta Das and (5) Srimanta Das and his 2 (two) daughters, namely, (1) Pratima Mondal *nee* Das (the Vendor herein) and (2) Anima Das, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Pasupati Das in the Mother Property, free from all encumbrances.
- 5.1.5 **Absolute Ownership of Vendor:** In the above mentioned circumstances the Vendor i.e. Pratima Mondal became the sole and absolute owner of the Said Property out of the Mother Property, free from all encumbrances.
- 5.1.6 **Grant of Said POA:** By a Power of Attorney in Bengali language (*Aamoktarnama*) dated 22<sup>nd</sup> May, 2015, registered in the Office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. IV, Volume No. 1611-2015, at Pages 2414 to 2424, being Deed No. 161100691 for the year 2015 (**Said POA**), the Vendor appointed Jayanta Kumar Mondal *alias* Jayanta Mandal as her constituted attorney to sell the Said Property and the Said POA is still valid and subsisting and has not been revoked or rescinded by the Vendor.
- 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.



  
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- 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 or the Attorney 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/Attorney 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 (through his constituted attorney) will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender of Rights by Pushpadant Infrastructure Limited:** Pushpadant Infrastructure Limited, having its registered office at Room No. 205, 2<sup>nd</sup> Floor, 10A, Hospital Street, Police Station Bowbazar, Kolkata-700072, [PAN AAFCP1441G] has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pushpadant Infrastructure Limited 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 0.314 (zero point three one four) decimal [equivalent to (1) 0.19 (zero point one nine) *cottah* and (2) 12.7070 (twelve point seven zero seven zero) 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. 139, *Mouza* Khas Mallik, J.L. No.

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Humayun Gupta



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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.1,58,624/- (Rupees one lac fifty eight thousand six hundred and twenty four) 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.

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 and/or the Attorney 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. In this regard the Vendor clarifies and reiterates that by executing this Deed of conveyance (through the Attorney), the Vendor has transferred all her right, title and interest (whatsoever or howsoever) in R.S./L.R. *Dag* No. 9 and the Vendor confirms, assures and declares that the Vendor does not have any other right, title or interest in the R.S./L.R. *Dag* No. 9 and the Vendor and/or the Attorney

H Kumar Gupta





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or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, not raise any claim over any part or portion of R.S./L.R. *Dag* No. 9.

- 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, 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 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 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

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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/Attorney 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 0.314 (zero point three one four) decimal [equivalent to (1) 0.19 (zero point one nine) *cottah* and (2) 12.7070 (twelve point seven zero seven zero) 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. 139, *Mouza* Khas Mallik, 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 Mallik	9	139	<i>Sali</i>	22	0.314	Kenai Das






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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*

(Pratima Mondal nee Das, represented by  
her constituted attorney  
Jayanta Kumar Mondal alias Jayanta Mandal)  
(Vendor)

For GERANIUM PROJECTS PRIVATE LIMITED

*Kumar Gupta*

Director / Authorised Person

(Purchaser)

Drafted by  
*Shuvashree*  
(Shuvashree) Chakraborty  
Advocate, High Court at Calcutta  
F/184/14

Witnesses:

Signature: *Inkrajit Mondal*

Signature: *Tista Pada Nandan*

Name: *Inkrajit Mondal*

Name: *Tista Pada Nandan*

Father's Name: *Shyamapada Mondal*

Father's Name: *Leto Suddho Ch. Nandan*

Address: *vm. Baruli. P.O. Dakshyan*

Address: *Baruli Pur 1-st + Po*

*Gobinda Pur. km. 145*

*Baruli Pur*



  
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### Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.1,58,624/-** (**Rupees one lac fifty eight thousand six hundred and twenty four**) 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.)
Demand Draft No.500576 (Part)	17.09.2015	ICICI Bank, Portuguese Church Street Branch	1,58,624/-



(Pratima Mondal *nee* Das, represented by  
her constituted attorney  
**Jayanta Kumar Mondal alias Jayanta Mandal**  
(Vendor)

**Witnesses:**

Signature Indrajit Mondal

Name: Indrajit Mondal

Signature Tustapada Nayak

Name: Tustapada Nayak





Addl. District Sub-Registrar  
Baruiipur, South 24 Parganas

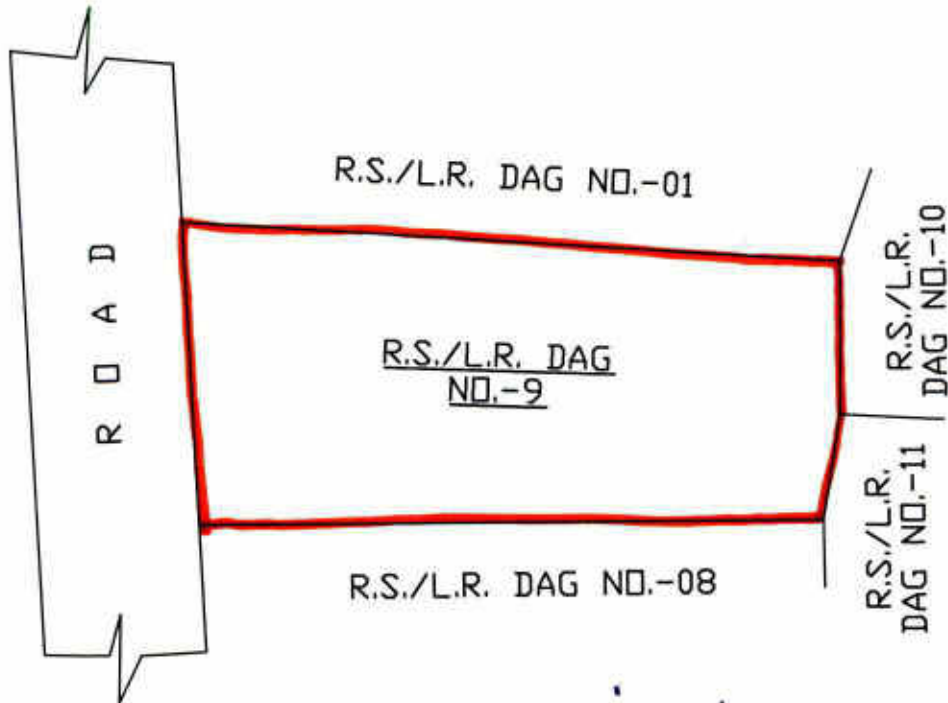
18-SEP 2015

Plan

SITE PLAN OF R.S./L.R. DAG NO.- 09 L.R. KHATIAN NO.- 139,  
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



Jayanta Kumar Mondal  
as constituted Allying of  
Pralim Mondal.

For GERANIUM PROJECTS PRIVATE LIMITED

H Kumar Gupta

Director / Authorised Pers.

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.3140 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 22  
DECIMAL OF R.S./L.R. DAG NO.- 09.

SHOWN THUS: 



  
Addl. District Sub-Registrar  
Baruipur, South 24 Parganas

18 SEP 2015



## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executors and/or purchaser Presentants
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I. Kumar Gupta

	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little



Jayanta Kumar Mandal

	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little

	Little	Middle (Left Hand)	Fore	Thumb	
	Thumb	Fore	Middle (Right Hand)	Ring	Little



  
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Government of West Bengal

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

OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16110000728971/2015

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 Village Dakshin Baruti, Mondal Para, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Attorney of Seller [Pratima Mondal]			Jayanta Kumar Mondal 18.9.15
2	Hitesh Kumar Gupta 89A, Bangur Avenue, P.O:- Bangur, P.S:- Lake Town, District:-North 24- Parganas, West Bengal, India, PIN- 700055	Represent ative of Buyer [Geranium Projects Private Limited]			Hitesh Kumar Gupta 18.9.15
SI No.	Name and Address of Identifier				Signature with date
1	Indrajit Mondal Son of Shyama Mondal Dakshin Baruti Mondal Para, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN- 700145			Jayanta Kumar Mondal, Hitesh Kumar Gupta	Indrajit Mondal 18.09.15

(Debjyoti Banerjee)





Addl. District Sub-Registrar  
Baruipur, South 24 Parganas

18 SEP 2016

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Hitesh Kumar Gupta 89A, Bangur Avenue, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Pratima Mondal (Alias: Pratima Das) Wife of Late Muktalal Mondal Subuddhipur Arabinda Sarani, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Represented by her constituted attorney as given below:-
1(1)	Jayanta Kumar Mondal (Alias Name: Jayanta Mandal) Son of Krishna Pada Mondal Village 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 : Attorney; Date of Execution : 18/09/2015; Date of Admission : 18/09/2015; 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)	Hitesh Kumar Gupta 89A, Bangur Avenue, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ARYPG8834D,; Status : Representative; Date of Execution : 18/09/2015; Date of Admission : 18/09/2015; 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, Hitesh Kumar Gupta	

### 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:- 139	0.314 Dec	1,58,624/-	1,58,624/-	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	Shuvadip Chakraborty



**Details of the applicant who has submitted the requisition form**

Applicant's Name	Shuvadip Chakraborty
Address	7C, K.S. ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

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Office of the A.D.S.R. BARUIPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 161108228 / 2015

Query No/Year	16110000728971/2015	Serial no/Year	1611008847 / 2015
Deed No/Year	I - 161108228 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Hitesh Kumar Gupta	Presented At	Private Residence
Date of Execution	18-09-2015	Date of Presentation	18-09-2015

Remarks

On 18/09/2015

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

Presented for registration at 19:56 hrs on : 18/09/2015, at the Private residence by Hitesh Kumar Gupta ..

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 1,58,624/-

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

Execution is admitted on 18/09/2015 by

Hitesh Kumar Gupta 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

Executed by Attorney

Execution by

Jayanta Kumar MondalAlias , Jayanta Mandal, Village Dakshin Baruli, Mondal Para, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145

as the constituted attorney of

1. Pratima MondalAlias , Pratima Das, Subuddhipur Arabinda Sarani, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144

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

is admitted by him

(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARUIPUR

South 24-Parganas, West Bengal





On 06/10/2015

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,752/- ( A(1) = Rs 1,738/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 1,752/-

Description of Draft

1. Rs 1,752/- is paid, by the Draft(8554) No: 348610000428, Date: 22/09/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,951/- and Stamp Duty paid by Draft Rs 7,951/-, by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 60716, Purchased on 20/03/2015, Vendor named M Ghosh.

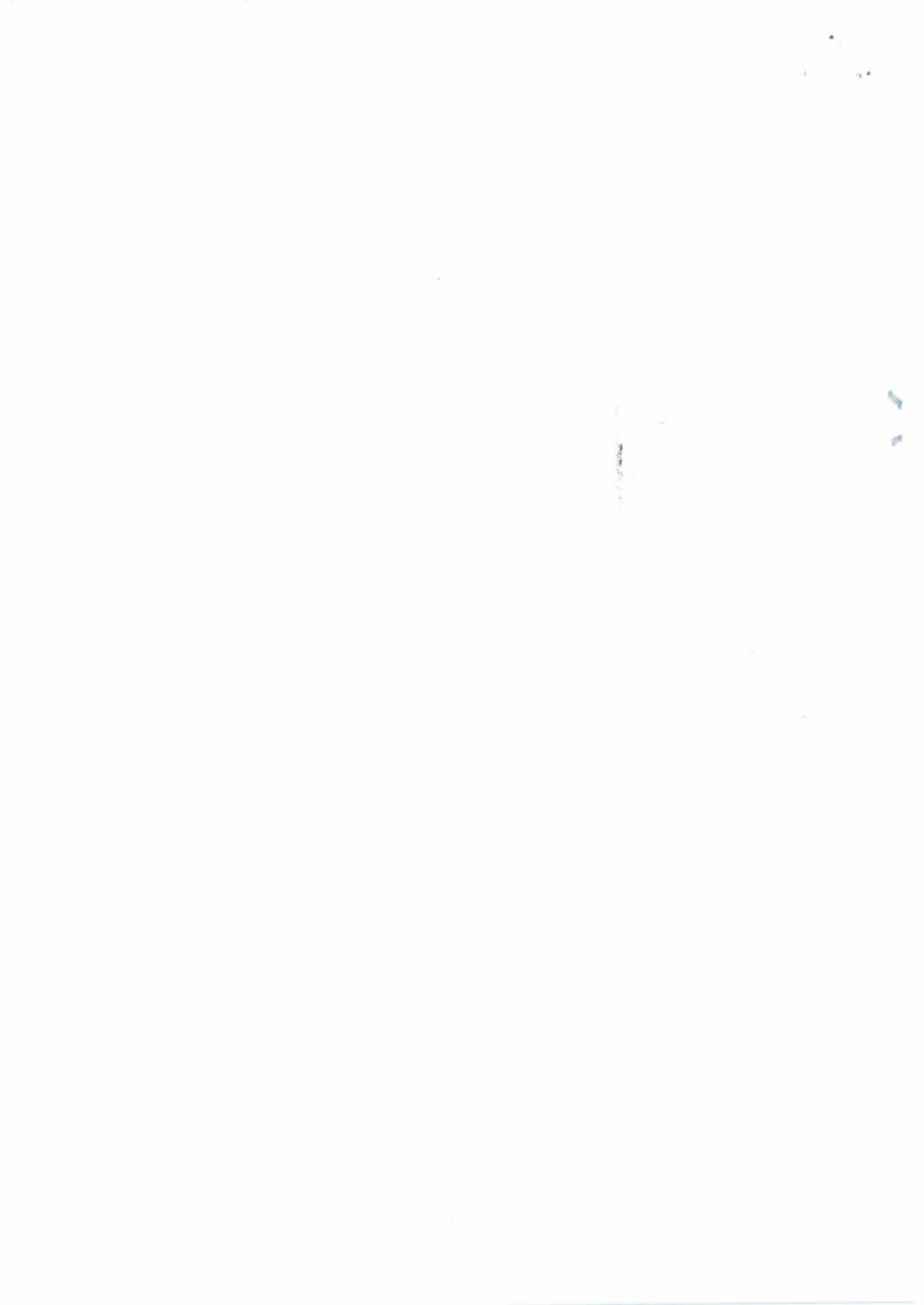
Description of Draft

1. Rs 7,951/- is paid, by the Draft(8554) No: 348609000428, Date: 22/09/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARUIPUR  
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2015, Page from 81269 to 81287

being No 161108228 for the year 2015.



Digitally signed by DEBAJYOTI  
BANDHYOPADHYAY  
Date: 2015.11.02 18:06:28 +05:30  
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 02/11/2015 18:06:27

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARUIPUR

West Bengal.

(This document is digitally signed.)

