

9706/2015

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# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Mc-2823/15

91AA 049262

Q NO-1120808/15  
 M.V-107,182/2

Certified that the Document is admitted for Registration. The Signature and endorsement sheets attached to this Document are the part of this Document.

*[Signature]*  
 Additional Registrar  
 of Assurances-1, Kolkata

05 JAN 2016

### CONVEYANCE

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

*[Signature]*  
*[Signature]*

*[Signature]*  
 200/-  
 100/-  
 300/-

33540

**SAHA & RAY**  
Advocates  
Hastings Chamber  
for Roy Road  
7C, Kiran Chandra  
Kolkata - 700001

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

- 4 JUN 2015

**SORANJAN MUKHERJEE**  
Licenced Stamp Vender  
C. C. Court  
2 & 3, R. S. Ray Bazar, Park 4

- 4 JUN 2015

- 4 JUN 2015

Nanchandani.



**ADDITIONAL REGISTRAR**  
**OF INSURANCES-I, KOLKATA**  
22 DEC 2015



- 3.1 **Subir Das**, son of Late Prahllad Das *alias* Prohlyad Das, by faith Hindu, occupation Cultivation, nationality Indian, residing at Baikunthapur, Post Office Dakshin Gobindapur, Kolkata-700145, Police Station Baruipur, District South 24 Parganas, represented by his constituted attorney, **Bijoy Krishna Das** *alias* **Bijay Das**, son of Late Badal Chandra Das, by faith Hindu, by occupation Business, nationality Indian, residing at Dakshin Kalyanpur, Post Office Baruipur, Kolkata-700144, Police Station Baruipur, District South 24 Parganas  
(**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

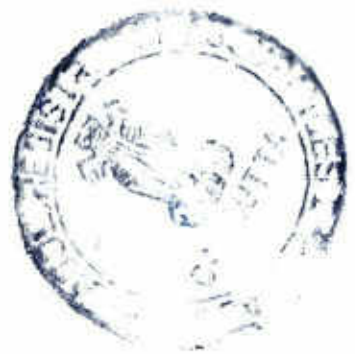


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ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 DEC 2019



- 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 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) Niranjan Das (4) Subir Das (the Vendor herein) 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 Said Property:** In the abovementioned circumstances the Vendor, i.e. Subir Das became the sole and absolute owner of the Said Property out of the Mother Property, free from all encumbrances.
- 5.1.8 **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.
- 5.1.9 **Grant of Said POA:** By a Power of Attorney in Bengali language (*Aamoktarnama*) dated 4<sup>th</sup> September, 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 4657 to 4667, being Deed No. 161100872 for the year 2015 (**Said POA**), the Vendor appointed Bijoy Krishna Das *alias* Bijay Das as his constituted attorney to sell the Said Property out of the Mother 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



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ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 DEC 2014



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 whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the 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 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**).





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22 DEC 2010



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.

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



ADDITIONAL RECEIPT  
OF ASSURANCE FOR ROYALTY  
22 DEC 2015



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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. The Vendor reiterates and confirms that the Vendor has ownership in the Said Property only and he does not have any other right, title or interest in R.S./L.R. *Dag* No. 9 **save** the Said Property.

- 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

*Rudra*

*(S.D.A.)*



REGIONAL REGISTRAR  
OF ASSURANCES-1, KOLKATA  
22 DEC 2012



BY

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

*(Signature)*

1000



  
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 DEC 2012



9. Execution and Delivery

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

*Bijoy Krishna Das.*

**(Bijoy Krishna Das alias Bijay Das  
as constituted attorney of Subir Das)  
(Vendor)**

GERANIUM PROJECTS PVT. LTD.

*Namish Kundu.*

**(~~Signature~~ / Authorised Signatory**

**(Purchaser)**

Drafted by

*Jayant Chaudhuri*

**JAYANT CHAUDHURI  
Advocate  
High Court, Calcutta  
F-68/238/2001**

**Witnesses:**

Signature: *Jayanta Kumar Mondal*

Signature: *Indrajit Mondal*

Name: *Jayanta Kumar Mondal*

Name: *Indrajit Mondal*

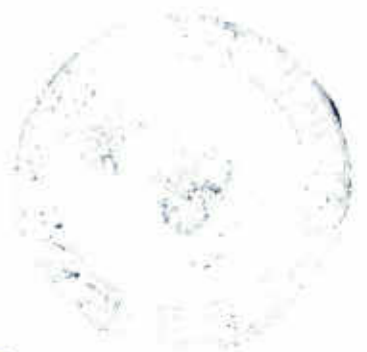
Father's Name: *Krishno Pate Mondal*

Father's Name: *Shyamapada Mondal*

Address: *VIII - Baruti P.O. - Gobinda  
pur - P.S. - Sonar Pur cat - 145*

Address: *viii - Baruti. P.O. - Dakshin Gobinda Pur.  
P.S. - Sonar pur.*

*27*  
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 DEC 2010



### 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:

Mode	Date	Bank	Amount (Rs.)
Demand Draft No. 501985	19.12.2015	ICICI Bank, Portuguese Church Street Branch	50,000/-

*Bijoy Krishna Das.*

(Bijoy Krishna Das *alias* Bijay Das  
as constituted attorney of Subir Das)  
(Vendor)

**Witnesses:**

Signature: *Jayanta Kumar Mondal.*      Signature: *Indrajit Mondal.*  
Name: *Jayanta Kumar Mondal.*      Name: *Indrajit Mondal.*





*Handwritten signature*

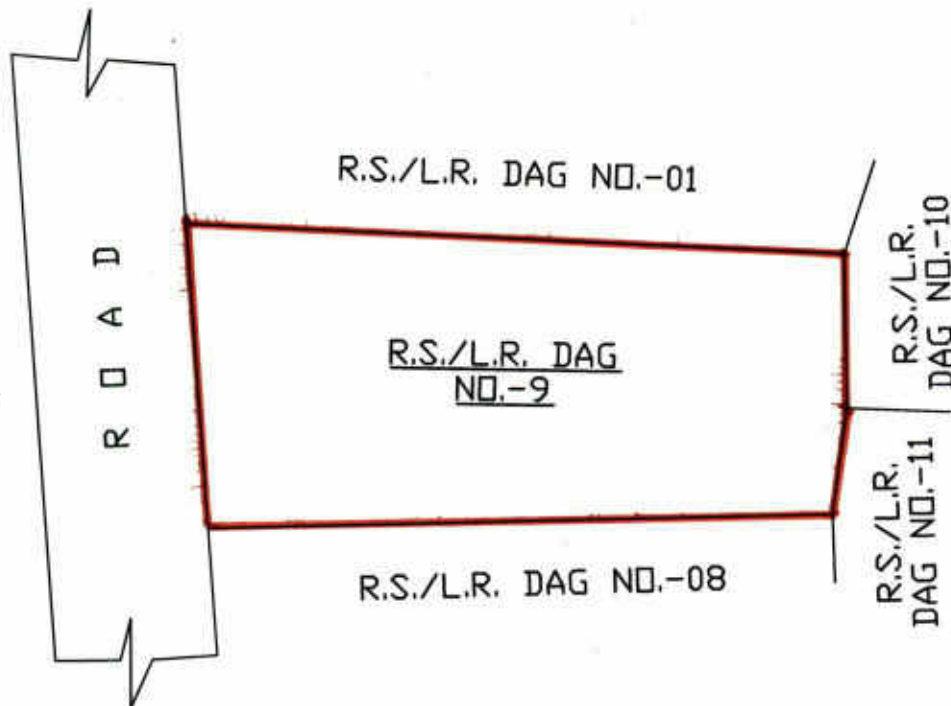
REGISTRAR  
KOLKATA  
22 DEC 2012

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

N



Bijoy Krishna Das.  
(As constituted Attorney of  
Subir Das)

GERANIUM PROJECTS PVT. LTD.  
Nanesh Kundu.  
/ Authorised Signatory

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.










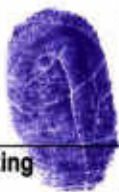






















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ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 DEC 2016





# SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Nanch Kundu</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Bipraj Krishna Das</i>					
		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



RY

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 DEC 2019



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 19010001120808/2015

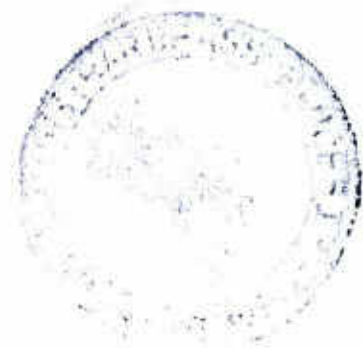
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Bijoy Krishna Das Alias Bijay Das Dakshin Kalyanpur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700144	Attorney of Seller [Subir Das]		7778 	Bijoy Krishna Das 22/12/15
2	Naresh Kumar Ladha Flat No.402, 4th Floor, 1/A, Kundan Bye Lane, P.O:- Liluah, P.S:- Liluah, Howrah, District:- Howrah, West Bengal, India, PIN - 711204	Represent ative of Buyer [Geranium Projects Private Limited]			Naresh Kumar Ladha 22.12.15
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Jayant Kumar Mondal (Alias Name: 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	Bijoy Krishna Das, Naresh Kumar Ladha		Jayant Kumar Mondal Mondal 22/12/15	

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR  
OF ASSURANCE





*Handwritten signature*  
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKA  
22 DEC 2013

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

9  
ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
22 DEC 2014



নম্বর - 357



ভারত সরকার -  
Unique Identification Authority of India  
Government of India

আইডি কার্ডের আইডি / Enrollment No. : 1040/21225/65483

To  
Subir Das  
সুবীর দাস  
Balkunthapur  
Dakshin Gobindapur, South 24 Parganas  
West Bengal - 700145  
25/09/2014



KH031535196FT  
3153519



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**2545 1231 5454**

আধার - সাধারণ মানুষের অধিকার



Government of India



সুবীর দাস  
Subir Das  
পিতা : প্রহ্লাদ দাস  
Father : Prahlad Das

জন্মতারিখ / DOB: 01/01/1962  
পুরুষ / Male


2545 1231 5454





আধার - সাধারণ মানুষের অধিকার

সুবীর দাস

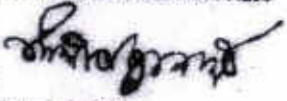


  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 NAM1247238

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

NAM1247238  
 ঠিকানা:  
 1/A, কুন্দান বাই লেন , কলকাতা, বালি, হাওড়া-711204  
 Address:  
 1/A, KUNDAN BYE LANE  
 J.L.UAH, BALLY, HOWRAH-711204



Date: 23/12/2012  
 169-বলি নির্বাচন কেন্দ্র নির্বাচন নিয়ন্ত্রণ অধিদপ্তরের  
 কার্যালয় প্রত্নত্ব  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 169-Bally Constituency

বিধান পরিবর্তন হলে যখন বিধান পরিবর্তন হলে এই কার্ড নং ১৬৯-বলি  
 নির্বাচন কেন্দ্র নির্বাচন নিয়ন্ত্রণ অধিদপ্তরের কার্যালয় প্রত্নত্ব এ  
 পরিবেশিত প্রার্থী হবার জন্য  
 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.







ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 18 / 104 / 492020

পরিচয় পত্র



Elector's Name নির্বাচকের নাম	Das Bijay দাস বিজয়
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Badal বাদল
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	18 ১৮

Address

Dakshin Kalyanpur Uttarpara,  
D.Kalyanpur-41,Baruipur,S.24-Pgs.

ঠিকানা

দঃ কল্যানপুর উঃ পাড়া, দঃ কল্যানপুর-৪১,  
বারুইপুর, দঃ ২৪ পঃ।

*বিজয় কৃষ্ণ দাস*

Facsimile Signature  
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 104 - BARUIPUR

Assembly Constituency

১০৪ - বারুইপুর

বিধানসভা নির্বাচন ক্ষেত্র

Place ALIPORE

স্থান আলিপুর


Date 14.09.95



তারিখ ১৪.০৯.৯৫

*Bijoy Krishna Das.*  
*22/12/2015*

*Bijoy Krishna Das.*



  
 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 : পুরু / M  
 জন্ম তারিখ : XX / XX / 1972  
 Date of Birth : XX / XX / 1972

*Joyanta Kumar Mandal*

KCT0676155  
 ঠিকানা:  
 দক্ষিণ বাকলী, মণ্ডল পাড়া পোঃ-দক্ষিণ গোবিন্দপুর  
 লংগলবেড়িয়া 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-বিশ্বপুর পূর্ব (তপসিনী জাতি) নির্বাচন কেন্দ্রের  
 নির্বাচন নিয়ন্ত্রন অফিসারের প্রাক্তরের অনুমতি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 110-Bishnupur East (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার সিলেট নাম  
 ভোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার  
 জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নথিটি 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.

387/1007





## 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, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Subir Das Son of Late Prahlad Das Baikunthapur, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India,; Status : Individual; Represented by his constituted attorney as given below:-
1(1)	Bijoy Krishna Das (Alias Name: Bijay Das) Son of Late Badal Chandra Das Dakshin Kalyanpur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Attorney; 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, 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	Jayanta Kumar Mondal (Alias Name: 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,	Bijoy Krishna Das, 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	





**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 - 190100085 / 2016

Query No/Year	19010001120808/2015	Serial no/Year	1901009706 / 2015
Deed No/Year	I - 190100085 / 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 15:09 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 ) [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 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

Executed by Attorney

Execution by

Bijoy Krishna DasAlias , Bijay Das, Dakshin Kalyanpur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144

as the constituted attorney of

1. Subir Das, Baikunthapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145

Indetified 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

is admitted by him



(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: 351103000428, 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 33540, Purchased on 04/06/2015, Vendor named Suranjan Mukherjee.

Description of Draft

1. Rs 5,379/- is paid, by the Draft(8554-16) No: 351102000428, 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 05/01/2016

**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 6343 to 6367  
being No 190100085 for the year 2016.



Digitally signed by SUJAN KUMAR  
MAITY  
Date: 2016.01.08 17:32:47 +05:30  
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 08/01/2016 17:32:46  
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**

**Subir Das  
... Vendor**

**And**

**Geranium 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