

08885/15 KM/147<sup>I</sup>

0925/15



a no - 7924/15  
 REV. 2700001  
 पश्चिम बंगाल

पश्चिम बंगाल WEST BENGAL

MC-2616/15 96AA 692291

Certified that the Document is admitted to Registration. The Signature Sheet and the enforcement sheets attached to this document are the part of this Document.

  
 Additional Registrar  
 of Assurances-I, Kolkata

30 NOV 2015

H Kumar Gupta

CONVEYANCE

1. Date: 24<sup>th</sup> November, 2015
2. Place: Kolkata
3. Parties:

250 = 00  
 100 = 00  
 350 = 00



LTI of Dashvanti Das  
 by the Pen of

H Kumar Gupta  
 Jayanta Kumar Kundu

114490

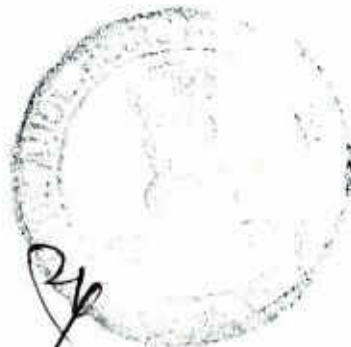
**SAHA & RAY**

Advocates  
3A/1, 3rd Floor, Hastings Chambers  
7C, Kiran Shankar Roy Road  
Kolkata - 70001

NAME.....  
ADD.....  
Rs.....  
**- 9 NOV 2015**  
**SURANJAN MUKHERJEE**  
Licensed Stamp Vendor  
C. C. Ltd.  
24/2, Kiran Shankar Roy Road, Kolkata

*[Handwritten signature]*

**- 9 NOV 2015**  
**- 9 NOV 2015**



**REGISTRAR**  
**OF ASSURANCES, KOLKATA**  
**24 NOV 2015**



- 3.1 **Dashurathi Das**, son of Late Kanai Das *alias* Kenai Das *alias* Kanai Lal Das, by faith Hindu, by occupation Cultivation, nationality Indian, residing at Dashani Para, Baikunthapur, Post Office Dakshin Gobindapur, Kolkata-700145, 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, **Hitesh Kumar Gupta**, son of Bijay Kumar Gupta, by faith Hindu, 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:**

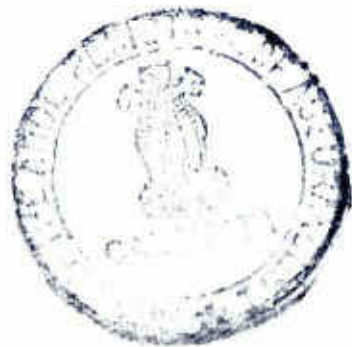
#### **4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 0.66 (zero point six six) decimal [equivalent to (1) 0.3993 (zero point three nine nine three) *cottah* and (2) 26.7089 (twenty six point seven zero eight nine) 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 R.S./L.R. *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 *alias* Kanai Lal 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.
- 5.1.2 **Mutation:** Kanai Das *alias* Kenai Das *alias* Kanai Lal 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.

*Hitesh Kumar Gupta*

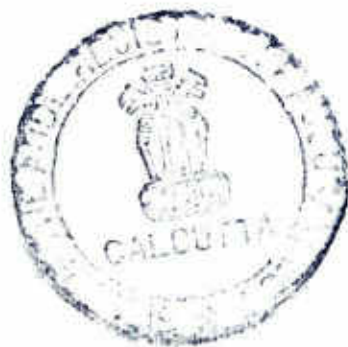


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ADDITIONAL SECRETARY  
OF ASSURANCE DEPARTMENT  
24 NOV 2019

- 5.1.3 **Demise of Kanai Das alias Kenai Das alias Kanai Lal Das:** Kanai Das *alias* Kenai Das *alias* Kanai Lal 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) Dashurathi Das (Vendor herein) 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 *alias* Kanai Lal Das in the Mother Property, free from all encumbrances.
- 5.1.4 **Ownership of Larger Property:** In the above mentioned circumstances the Vendor i.e. Dashurathi Das became the sole and absolute owner of land measuring 2.2 (two point two) decimal, more or less, out of the Mother Property (**Larger Property**), free from all encumbrances. The Said Property is a part and portion of the Larger Property and is also the subject matter of this conveyance.
- 5.1.5 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the sole, undisputed and absolute owner of the Said Property out of the Larger 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.
- 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*s, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution

*Humayun Gupta*





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ADDITIONAL  
OFFICER  
24 NOV 2013

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**).
- 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 0.66 (zero point six six) decimal [equivalent to (1) 0.3993 (zero point three nine nine three) *cottah* and (2) 26.7089 (twenty six point seven zero eight nine) 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 HGP, Sub-Registration District Baruipur, District South 24 Parganas and the said R.S./L.R. *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.1,50,000/- (Rupees one lac 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.

*I Kumar Gupta*



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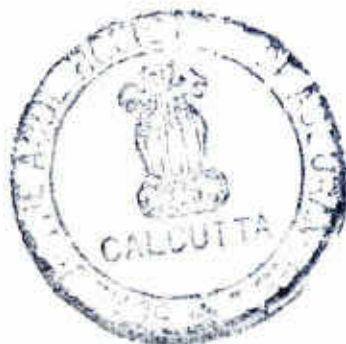
ADDITIONAL  
OFFICE ASSISTANT  
24 NOV 2015



## 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*, *wakfs*, 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 or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendor.
- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto

*H Kumar Gupta*



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ADDITIONAL RECEIPT  
OF ASSURANCE, KOLKATA  
24 NOV 2010

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 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.

*Humayun Gupta*





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REGISTRAR  
COMPANIES-I, KOLKATA  
24 NOV 2013

**Schedule  
(Said Property)**

Land classified as *sali* (agricultural) measuring 0.66 (zero point six six) decimal [equivalent to (1) 0.3993 (zero point three nine nine three) *cottah* and (2) 26.7089 (twenty six point seven zero eight nine) 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 R.S./L.R. *Dag* No. 9 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

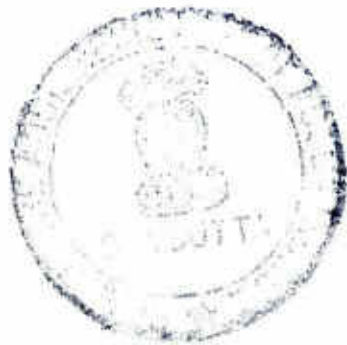
- On the North** : By R.S./L.R. *Dag* No. 1  
**On the East** : By R.S./L.R. *Dag* Nos. 10 and 11  
**On the South** : By R.S./L.R. *Dag* No. 8  
**On the West** : By Road

**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. Dag No.</b>	<b>L.R. Khatian No.</b>	<b>Nature of Land</b>	<b>Total Area of Dag (Decimal)</b>	<b>Total Area Sold (Decimal)</b>	<b>Name of Recorded Owner</b>
Khas Mallik	9	139	<i>Sali</i>	22	0.66	Kenai Das

*Humayun Gupta*



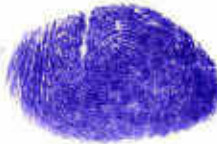
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AGENCI  
OF ASUR  
MATA  
24 NOV 2013



9. Execution and Delivery

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



LTI of Dashurathi Das  
by the pen of

Jayant Kumar Kunder

(Dashurathi Das)  
(Vendor)

Read over and explained the contents of this document by me to the Vendor in his vernacular language, who after understanding the meaning and purport of this document, put his LTI/~~signature~~ in my presence.

Signature Jayant Kumar Kunder.

GERANIUM PROJECTS PVT. LTD.

Himanshu Gupta

Director/Authorised Signatory

(Purchaser)

Drafted by  
JAUTUSH CHAUDHURI  
Advocate  
High Court, Calcutta

Advocate [Signature] F-68/238/2001

Witnesses:

Signature: [Signature]

Name: [Signature]

Father's Name: [Signature]

Address: [Signature]

[Signature] Pin: 700145

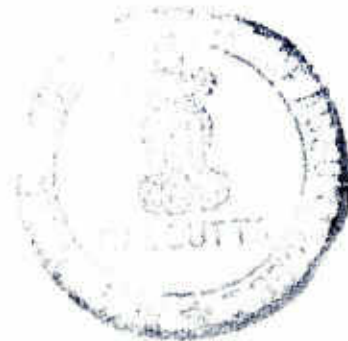
Signature: [Signature]

Name: [Signature]

Father's Name: [Signature]

Address: [Signature]

[Signature] 288



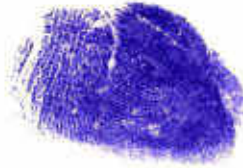
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ADDITIONAL...  
OF ASSURANCES-I, HOLKATA  
24 NOV 2015

**Receipt and Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.1,50,000/- (Rupees one lac 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.)
By Demand Draft No.501522	23.11.2015	ICICI Bank, Portuguese Church Street, Kolkata	1,50,000/-



LT1 of Dashurathi Das  
by the pen of Jayanta Kumar Das

(Dashurathi Das)  
(Vendor)

**Witnesses:**

Signature [Handwritten Signature]

Name: [Handwritten Name]

Signature [Handwritten Signature]

Name: [Handwritten Name]





24

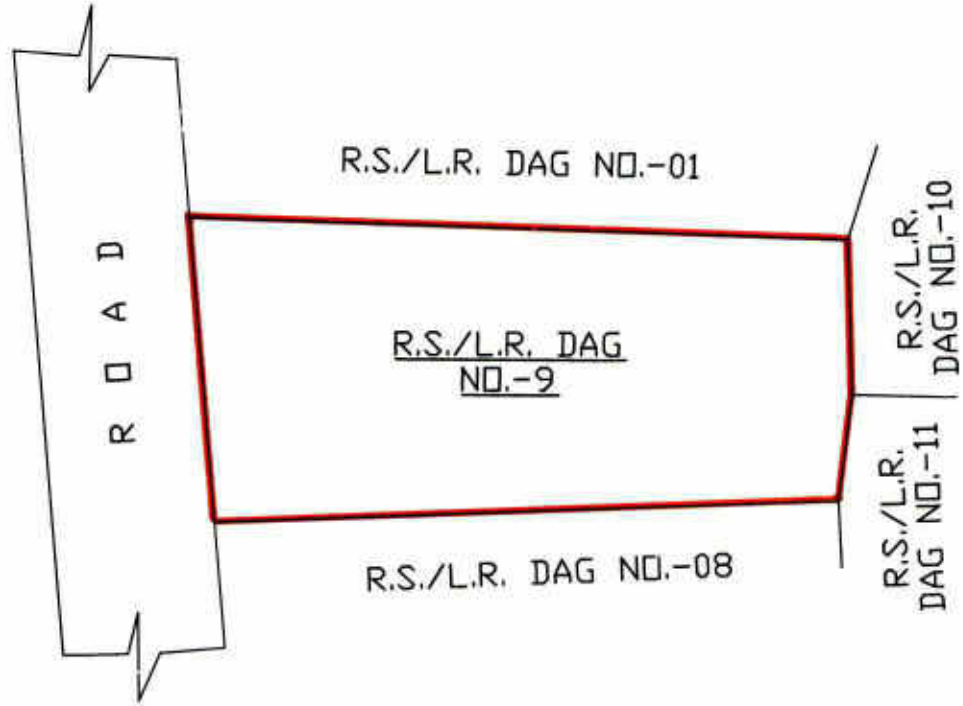
ADDITIONAL REGISTRAR  
OF ASSURANCE-1, KOLKATA  
24 NOV 2015

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



DTI of Dashedwathi Son  
by the Pen of Jayanta Kumar  
Kandol

GERANIUM PROJECTS PVT. LTD.

*J. Kumar Gupta*  
Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.6600 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 22  
DECIMAL OF R.S./L.R. DAG NO.- 09.

SHOWN THUS : 



24  
ADDITIONAL SECRETARY  
OF ASSURANCE DEPARTMENT  
24 NOV 2015

# SPECIMEN FORM TEN FINGER PRINTS

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



*Shamraj Kupla*

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



*LT of Dandhwarthe  
Done by the pen of  
Kupla*

*Jayantiker Munde*

	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





9

ADDITIONAL REGISTRAR  
OF ASSURANCE CORPORATIONS  
24 NOV 2015







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 19010000992482/2015

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	Dashurathi Das Dashani Para, Baikunthapur, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller		 7201	LTI of Dashurathi Das by the pin of Jayanta Kumar Mondal 24.11.15
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]		 7200	Hitesh Kumar Gupta 24.11.15
SI No.	Name and Address of identifier	Identifier of		Signature with date	
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	Dashurathi Das		Jayanta Kumar Mondal 24.11.15	

  
(Sujan Kumar Maity)

ADDITIONAL REGISTRAR  
OF ASSURANCE



*Handwritten signature*

ADDITIONAL REGISTRAR  
STATIONERS' CHAMBER, KOLKATA  
24 NOV 2015

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



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Address  
 Dashmi Para, Baikunthapur-36, Barulpur,  
 South 24 Paragana .

বিক্রম  
 দশমী প্যার, বৈকুণ্ঠপুর-৩৬, বারুলপুর,  
 দক্ষিণ ২৪ পরগণা।

*[Signature]*

Facsimile Signature  
 Electoral Registration Officer  
 বিক্রেতা-নিবন্ধন কর্মসূচির  
 অফিসার

For 104 - BARULPUR Assembly Constituency  
 ১০৪ - বারুলপুর বিধানসভা কেন্দ্র



Place ALIPORE  
 স্থান আলিপুর

Date 01.09.85  
 তারিখ ০১.০৯.৮৫

ELECTION COMMISSION OF INDIA  
 ভাটকোমর বিধানসভা কমিশন

IDENTITY CARD  
 পরিচয় কার্ড

WB / 18 / 104 / 279155

Electors Name  
 বিক্রেতার নাম Das Dashurathi  
 দাস দাশুরাথী

Father/Mother/  
 Husband's Name  
 পিতা/মাতা/স্বামীর নাম Kanai  
 কানাই

Sex M  
 লিঙ্গ পুরুষ

Age as on 1.1.1995 56  
 ১.১.১৯৯৫-এ বয়স ৫৬

*[Fingerprint]*

Li. S. of Dashurathi Das  
 by the pen of Jayanta Kumar Karbi





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

KC10676155



নির্বাচকের নাম : জয়ন্ত মন্ডল

Elector's Name : Jayanta Mandal

পিতার নাম : কৃষ্ণ মন্ডল

Father's Name : Krishna Mandal

সিল / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1972  
Date of Birth

*J. Mandal*



KCT067G155

ইউএনআই:  
পশ্চিম বঙ্গ-মৌ, পূর্ব মণ্ডল (নাম: পশ্চিম গোবিন্দপুর  
লংগালবরীয়া সোনারপুর, পশ্চিম 24) পূর্ব মণ্ডল 700145

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

Date: 26/07/2007  
110-বিশ্বপুৰ পূৰ্ব (সমসিমা জাতি) বিধান কেন্দ্রের  
মহাধিকারী নিবন্ধন আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
110-Bishnupur East (SC) Constituency

ইচ্ছা করা পরিবর্তন হলে নতুন ঠিকানায় ভোটার মিষ্ট্র নাম  
ডোলা ও একই নম্বরের নতুন সক্রিয় পরিচয়পত্র লাভ্যার  
কমা মিষ্ট্রি করে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number. 187/1047



## 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	Dashurathi Das Son of Late Kanai Das Dashani Para, 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; Date of Execution : 24/11/2015; Date of Admission : 24/11/2015; 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 : 24/11/2015; Date of Admission : 24/11/2015; 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 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,	Dashurathi Das, 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	0.66 Dec	1,50,000/-	2,70,000/-	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 - 190109251 / 2015

Query No/Year	19010000992482/2015	Serial no/Year	1901008885 / 2015
Deed No/Year	I - 190109251 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Hitesh Kumar Gupta	Presented At	Private Residence
Date of Execution	24-11-2015	Date of Presentation	24-11-2015

Remarks

On 24/11/2015

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

Presented for registration at 15:27 hrs on : 24/11/2015, 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 2,70,000/-

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

Execution is admitted on 24/11/2015 by

Dashurathi Das, Son of Late Kanai Das, Dashani Para, Baikunthapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Cultivation Indetified by Jayanta Kumar Mondal, Alias Jayanta Mandal, Son of Krishna Pada Mondal, Village Dakshin Baruli, Mondal Para, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

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

Execution is admitted on 24/11/2015 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 Jayanta Kumar Mondal, Alias Jayanta Mandal, Son of Krishna Pada Mondal, Village Dakshin Baruli, Mondal Para, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business



(Sujan Kumar Maity)

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

On 30/11/2015

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 3,057/- ( A(1) = Rs 2,959/- ,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 3,057/-

#### **Description of Draft**

1. Rs 3,057/- is paid, by the Draft(8554-16) No: 350450000428, Date: 27/11/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

#### **Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 13,520/- and Stamp Duty paid by Draft Rs 13,520/-, by Stamp Rs 10/-

#### **Description of Stamp**

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 114440, Purchased on 09/11/2015, Vendor named Suranjan Mukherjee.

#### **Description of Draft**

1. Rs 13,520/- is paid, by the Draft(8554-16) No: 350449000428, Date: 27/11/2015, 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







**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1901-2015, Page from 168032 to 168054  
being No 190109251 for the year 2015.



Digitally signed by SUJAN KUMAR  
MAITY  
Date: 2015.12.02 17:48:02 +05:30  
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 02/12/2015 17:48:02  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

**(This document is digitally signed.)**



Dated 24<sup>th</sup> day of November, 2015

**Between**

**Dashurathi Das**  
... Vendor

**And**

**Geranium Projects Private Limited**  
... Purchaser

**Conveyance**

Land measuring 0.66 (zero point six six) decimal  
Portion of  
R.S./L.R. Dag No. 9  
Mouza Khas Mallik  
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