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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 546261

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of his document.

01/09/2020

Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

21 JAN 2020

**DEED OF SALE**

**THIS DEED OF SALE** is made on this 20th day of January, Two Thousand and Twenty in the Christian Era,

BETWEEN

**SMT JAMUNA MONDAL** [PAN: BSTPM1639R] Aadhar No [9975 8581 1495] w/a **SHRI DULAL MONDAL** and Daughter of Late **PANCHU MONDAL** and Late **JOSADA MONDAL** by faith Hindu, by Nationality - Indian, residing at Jyangra, Kalitala, Mondal Para, P.O. Jyangra, P.S. Baguiati, Kolkata - 700 059 District North 24 - Parganas, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives, successors and assigns) of the **ONE PART**

181/2020

56769

K. G. Tripathi  
Advocate  
High Court, Calcutta

K. G. Tripathi  
Advocate  
High Court, Calcutta

18 NOV 2019

RS.  
JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PL. 2E, KOL-1  
LICENSED STAMP VENDOR  
NO. 351RS2016

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V.C.T.1  
166

Greenery Square Pvt. Ltd.

*[Handwritten signature]*  
Director/Authorised Signatory



V.C.T.1  
167

Greenery Square Pvt. Ltd.

*[Handwritten signature]*  
Director/Authorised Signatory



V.C.T.1  
168

Greenery Elevation Pvt. Ltd.

*[Handwritten signature]*  
Director/Authorised Signatory

*[Handwritten signature]*

Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)



V.C.T.1  
169

Greenery Elevation Pvt. Ltd.

*[Handwritten signature]*  
Director/Authorised Signatory

20 JAN 2020

(1) **GREENERY SQUARE (P) LTD.** [PAN : AAGCG5245C] (2) **GREENERY ELEVATION (P) LTD.** [PAN : AAGCG5248R], and (3) **GREENERY STRUCTURE (P) LTD.** [PAN : AAGCG5246B] (4) **GREENERY PLAZA (P) Ltd.** [PAN NO: AAGCG5247A] all are Private Limited Companies incorporated under Companies Act, 2013, having its Registered office at BA - 152, Sector - I, Salt Lake City, Kolkata - 700 064, P.O. Bidhannagar, P.S. Bidhannagar North, District of North 24 - Parganas, duly represented by its **DIRECTORS : MR. SANTOSH KUMAR JAISWAL, Son of Mr. Chotteal Jaiswal [PAN NO.ACSPJ6607N] Aadhar No [4978 7590 5631] and MRS. AMRITA JAISWAL, wife of MR SANTOSH KUMAR JAISWAL. [ PAN NO: AOXPJ3679K] Aadhar No [7987 3816 0547],** hereinafter called and referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include its respective successors-in-office and assigns) of the **OTHER PART**

WHEREAS, one C.S. Plot No 457 Classified as Shali comprising of total area of 1.65 acres of Mouza Mahisbatban, J.L. No 18 was segregated to 4 Plots in Revisional Settlement viz 485 area 49 decimal, 485/564 area 7 decimal, 485/565 area 55 decimal and 485/566 area 54 decimal and incorporated in Khaitans in the names of specific title holders.

AND WHEREAS, one Narayan Mondal son of Benod Behari Mondal was the R. S. Recorded Owner of ALL THAT Shali land measuring an area of 49 decimals, a little more or less, comprised in R. S. Dag No. 485 under R. S. Khatian No. 236 appertaining to Mouza - Mahisbatban, J.L. No. 18 within Police Station Rajarhat, thereafter Bidhannagar East and presently Bidhannagar Electronic Complex in the District of North 24 - Parganas, free from all encumbrances.



V.C.T.I.  
166

Greenery Structure Pvt. Ltd.

*Santosh Kumar Jain*  
Director/Authorized Signatory



V.C.T.I.  
167

Greenery Structures Pvt. Ltd.

*Amrita Jaiswal*  
Director/Authorized Signatory



V.C.T.I.  
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Greenery Plaza Pvt. Ltd.

*Santosh Kumar Jain*  
Director/Authorized Signatory



V.C.T.I.  
167

Greenery Plaza Pvt. Ltd.

*Amrita Jaiswal*  
Director/Authorized Signatory



*[Signature]*

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AND WHEREAS, while in absolute possession of the aforesaid landed property the said Narayan Mondal governed by Dayabhaga School of Hindu Law died intestate on 05-10-1973 leaving behind him surviving his wife Kumudini Mondal and 8 (eight) sons (1) Badal Mondal (2) Nirapada Mondal (3) Dulal Mondal (4) Birendra Mondal (5) Ram Prasad Mondal (6) Ram Kanta Mondal, (7) Sukumar Mondal and (8) Santiram Mondal (also known as Santi Ranjan Mondal) and 4 (four) daughters namely (1) Kiranbala Pandit, (2) Karuna Mondal (3) Jasoda Mondal and (4) Saraswati Mondal as his legal heirs and successors of his property by operation of Hindu Succession Act, 1956 and the aforesaid 13 (thirteen) legal heirs and successors of the deceased Landowner inherited  $1/13^{\text{th}}$  un-divided share each and enjoyed peaceably.

AND WHEREAS, while in joint possession of the aforesaid landed property the said Kumudini Mondal also governed by Dayabhaga School of Hindu Law died intestate on 31-03-1983 leaving behind surviving her 8 (eight) sons namely (1) Badal Mondal (2) Nirapada Mondal (3) Dulal Mondal (4) Birendra Mondal (5) Ram Prasad Mondal (6) Ram Kanta Mondal, (7) Sukumar Mondal and (8) Santiram Mondal (also known as Santi Ranjan Mondal) and 4 (four) daughters namely (1) Kiranbala Pandit, (2) Karuna Mondal (3) Jasoda Mondal and (4) Saraswati Mondal as her legal heirs and successors of her property by operation of Hindu Succession Act, 1956 and the aforesaid 12 (twelve) legal heirs and successors of the deceased Landowner inherited  $1/12^{\text{th}}$  un-divided share each and enjoyed peaceably.

AND WHEREAS, while in joint possession of the aforesaid landed property having  $1/12^{\text{th}}$  un-divided share each equivalent to 4.08 decimals, the said Nirapada Mondal sold, conveyed and transferred



V.C.T.I.  
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1 235 or 319 or

~~Greenery Structure Pvt. Ltd.~~

~~Director/Authorised Signatory~~

~~Greenery Structure Pvt. Ltd.~~

~~Director/Authorised Signatory~~

Identified by ✓



V.C.T.I.  
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K. Jindal  
Advocate  
High Court, Calcutta.



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ALL THAT Shali land measuring 3.30 decimals out of his 4.08 decimals to Badal Mondal by virtue of a Deed of Sale (Bengali Kobala) dated 19-05-1992, registered in the office of the Additional District Sub-Registrar Bidhannagar (Salt Lake City) and recorded in Book No. 1, Volume No. 119, Page Nos. 1812 to 186, Being No. 5314 for the year 1992 and retained 0.78 decimals of Shali land in his name out of which 0.17 decimals acquired by the WBHIDCO. [Vide Land Acquisition Case No. 4/30 of 1999 - 2000 of North 24-Parganas] and thus retains 0.61 decimal of land a little more or less in the said plot only as to his existing share.

AND WHEREAS, by virtue of the aforesaid outright purchase the said Badal Mondal became the owner of ALL THAT Shali land measuring an area of 4.08 decimals (self inherited) + 3.30 decimals (purchased) = 7.38 decimals (as per B.L. & L.R.O. Record) and enjoyed the same peaceably by paying requisite taxes to the Competent Authority.

AND WHEREAS, while in possession of the aforesaid landed property the said Badal Mondal sold, conveyed and transferred ALL THAT Shali land measuring 7.38 decimals divided into two halves equivalent to 3.69 decimals each and 3.69 decimals sold to Md. Manirul Mollah son of Saha Alam Mollah vide Book No. 1, Deed No. 5316 for the year 1992 whose land was mutated vide LR. Khaitan No 212/1 and other 3.69 decimals sold to Kabirul Reja Chowdhury son of Hossain Reja Chowdhury vide Book No. 1, Deed No. 5317 for the year 1992 and both the instruments were registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) in the District of North 24 - Parganas. Subsequently, said Kabirul Reja Choudhary sold conveyed and transferred his entire share to Amrita Realty Pvt. Ltd



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and Amrita Chambers Pvt Ltd of BA-152, Sector 1, Salt Lake City, Kolkata - 700064 Registered at the office of the ADSR, Bidhannagar (Salt Lake City) district North 24 Parganas vide book no 1, volume no 1504-2016 pages from 63721 to 63752 being no 150401776 for the year 2016 and the same has been recorded in the names of said Purchasers under L.R. Khaitan no 2185 & 2186 respectively

AND WHEREAS, while in joint possession of the aforesaid landed property the said Dulal Mondal sold, conveyed and transferred ALL THAT Shali land measuring 4.08 decimals to Jafar Ali Mondal son of Kabil Mondal vide Book No. 1, Deed No. 5318 registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) in the District of North 24 - Parganas and the said land has been mutated in favour of Jafar Ali Mondal vide L.R. Khaitan No 1812.

AND WHEREAS, subsequently an area of 2.0 decimals of the R. S./L.R. Dag No. 485 appertaining to Mouza Mahisbathan, J.L. No. 18 was acquired by L.A. Department, Govt. of West Bengal for the purpose of Link Road of WBHIDCO vide L.A. Case No. 4/30 of 1999-2000 North 24 - Parganas. Thus each and every Landowners as aforesaid left 0.17 decimals of land for the development of Link Road of the WBHIDCO. And hence, each Landowners (excepting Nirapada Mondal) retained 3.91 decimals of land as to their Records of Land.

AND WHEREAS, while in joint possession of the aforesaid landed property the said Ram Prasad Mondal died intestate on 09/06/1995 leaving behind him surviving his 6 (six) sons namely (1) Buddhiswar Mondal, (2) Rasik Mondal, (3) Sanjoy Mondal, (4)



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Naba Kumar Mondal, (5) Basudev Mondal and (6) Prasanta Mondal and 2 (two) daughters namely Bijali Naskar and (2) Basumati Mondal as his legal heirs and successors by operation of Hindu Succession Act, 1956 and they jointly inherited the un-divided landed property left by their father Ram Prasad Mondal in equal shares.

AND WHEREAS, while in joint possession of the aforesaid landed property the said Bijali Naskar governed by Dayabhaga School of Hindu Law died intestate leaving behind surviving her 2 (two) sons namely (1) Bikash Naskar and (2) Bijan Naskar and 1 (one) daughter namely Shyamali Naskar as her only legal heirs and successors by operation of Hindu Succession Act, 1956 and consequent upon death of the said Bijali Naskar her un-divided share devolved upon her heirs and successors in equal shares.

AND WHEREAS, while in joint possession of the aforesaid landed property the said Ram Kanta Mondal died intestate on 13-08-2016 leaving behind him surviving his 2 (two) daughters namely (1) Anita Mondal and (2) Jaha Rani Bain and 2 (two) sons namely (1) Brajen Mondal and (2) Moni Mohan Mondal and his wife Smt. Kamala Bala Mondal as his legal heirs and successors by operation of Hindu Succession Act, 1956 and they jointly inherited the un-divided landed property of left by the said Ram Kanta Mondal, since deceased, in equal shares.

AND WHEREAS the said Jabarani Bain w/o Ratan Bain and daughter of Late Ramkanta Mondal died interstate in 2018 leaving her legal heirs i.e one (son) and one (daughter) as her successors.



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AND WHEREAS, while in joint possession of the aforesaid landed property the said Santiram Mondal (also known as Santi Ranjan Mondal) died intestate on 13-07-2001 leaving behind him surviving his wife Smt. Sandhya Bala Mondal and one son Swapan Mondal and one daughter Sabita Mondal as his legal heirs and successors by operation of Hindu Succession Act, 1956 and they jointly inherited the un-divided landed property of left by the said Santi Ram Mondal (also known as Santi Ranjan Mondal), since deceased, in equal shares.

AND WHEREAS, while in joint possession of the aforesaid landed property the said Josada Mondal daughter of Late Narayan Mondal while her name recorded in L. R. Khatian No 1818 in share 741 area 5 decimal, died intestate on 15-06-2010 leaving behind surviving her only daughter Jamuna Mondal wife of Dulal Mondal as her legal heiress and successor by operation of Hindu Succession Act, 1956 and she solely inherited the un-divided landed property left by the said Josada Mondal, since deceased.

AND WHEREAS, it is observed that an improper incorporation in the record is still remaining due to inadvertent mistake during framing and correction in ROR by Revenue Officer/s under the jurisdiction of BL & LRO, Rajarhat, North 24 Parganas, in respect of Khatian No., 40/2 of Kabirul Reja Chowdhury, L.R. Khatian No. 173 of Nirapada Mondal, L.R. Khatian No. 17/5 of Late Kumudini Mondal whose name is still alive in the L.R. R.O.R. vide Khatian No 17/5 which ought not to be existing state in L.R. R.O.R. as she died in 1983 stated herein before and L.R. Khatian No. 131 of Dulal Mondal due to justified reason which are expected to be corrected finally on cogent grounds and document as per provision of W. B. L & L.R. Act, 1955 and subsequent amendment to the said Act from time to time.




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AND WHEREAS the said Kiranbala Pandit w/o Tufan Pandit and Daughter of Late Nareyan Mondal (the recorded owner in R.S. vide Khaitan no 236 of the said property) having her one twelfth share devolved from her predecessor in interest and having her name recorded in L.R. Khaitan No. 1816 and enjoying her possession jointly peacefully and uninterruptedly till the date of her death, died intestate on 18/1/2019 leaving behind her legal heirs, the vendor herein above being their names, 1) Nepal Chandra Pandit (son), 2) Jagadishwari Pandit (widow) of Late Gopal Chandra Pandit who died on 17.2.2011 3) Dipankar Pandit (son) 4) Mita Karal (Pandit) w/o Sanjay Karal (daughter) of deceased son Late Gopal Chandra Pandit, died on 17/2/2011 5) Puspa Mondal wife of Ajay Mondal 6) Kalpana Mondal w/f Gunin Mondal 7) Minati Mondal w/o Kashinath Mondal 8) Asha Mondal w/o Mahadev Mondal - (Serial nos 5 to 8 herein) being 3 daughters of Late Kiranbala Pandit and Late Tarubala Gain w/o Sudhir Kr. Gain, who died intestate on 27th October 2013 leaving behind her 4 sons namely 9) Samarash Gain 10) Amaresh Gain 11) Kumaresh Gain & 12) Paramesh Gain.

AND WHEREAS, the Vendor hereto jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** Shali land measuring an area as to her respective share 0741 and area measuring 5 decimal within the plot comprised in R. S. & L.R. Dag No. 465 under R. S. Khatian No. 236 & L.R Khaitian No 1818 appertaining to Mouza - Mahishathan, J.L. No. 18 within Police Station Rajarhat, thereafter Bidhannagar East and presently Bidhannagar Electronic Complex in the District of North 24 - Parganas, free from all encumbrances and possesses the lawful right and marketable title to dispose of the same in accordance with her choice and desire.



  
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AND WHEREAS, due to some lawful grounds needing money the legal heirs of Late Mr Ram Prasad Mondal, Legal Heirs of Late Ram Kaata Mondal namely Monimohan Mondal, Anita Mondal, & Kamalabala Mondal, Mr Brojen Mondal excepting the share of Legal Heirs of Late Jaba Bain with their respective area of 0.78 decimal, Mrs Saraswati Mondal and Nirapada Mondal, legal heirs of Late Kiranbala Pandit and Swapan Mondal, Sabita Mondal, and Sandhya Bala Mondal all legal heirs of Late Shantiram Mondal alias Late Shantiranjana Mondal sold their respective shares erstwhile to the Purchasers Companies herein and Ors through Registered Deed of Transfer being no 43 on date 16<sup>th</sup> January 2019, on 25<sup>th</sup> February 2019 being Deed No 467 and Deed No 809 dated 10 April 2019 and Deed No 2043 and date 20<sup>th</sup> August 2019 all delivered possession to the Purchaser Companies also the Purchasers herein accordingly free from all encumbrances.

**AND WHEREAS, at present,** the Vendor herein has decided to sell, transfer and convey their aforesaid un-divided landed property more fully and particularly described in the Schedule hereunder written measuring an area of 5.00 decimals of R.S. & L.R. Plot no 485 appertaining to Mouza, Mahisbathan J. L. No. 18 P.S. Rajahat thereafter Bidhannagar East and presently Bidhannagar Electronics Complex, North 24 Parganas, Ward No 28, P.O. Krishnapur, Kolkata -700102 free from all encumbrances and the Purchasers hereto have also desired to purchase the property hereinafter referred to as the "**Said Property**" for the total consideration of **Rs. 32,50,000/- (Rupees Thirty Two Lacs Fifty Thousand) only** to which the Vendor hereto had also agreed to and which is considered to be the valuable consideration at this time.

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Addl. District Sub-Registrar  
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AND WHEREAS, the Vendor hereto has represented and declared to the Purchasers as follows: -

- i) That the Vendor, amongst other owners/co-sharers is the exclusive owner of her respective shares within the area of 5.00 decimals of the said property and no other person has any interest therein;
- ii) That the Vendor has not made any Agreement with any other person or persons.
- iii) That the Vendor hereto has good marketable title with the right to sell, transfer and convey of the Schedule Property.
- iv) That the said land has not been affected by any Notice or scheme of acquisition or requisition of the State Government and not affected by any proceedings under the Urban Land (Ceiling and Regulations) Act 1976 and not affected by any Proceeding either under the West Bengal Estates Acquisition Act, 1953 or under the West Bengal Land Reforms Act, 1955.
- v) That after purchasing the Schedule Property the Purchasers shall be entitled to mutate its names in the Records of the Local Municipal Authority as well as in the office of the B. L. & L. R. O., and shall enjoy the property without interruption or hindrances from the Vendor and/or their legal heirs and successors in any manner.
- vi) That the Vendor shall be liable to pay taxes and all outgoings to the Competent Authorities up to the date of handing over physical possession of the Schedule Property to the Purchasers.
- vii) This land does not belong to any Schedule Tribe property and not a Barga property.




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AND WHEREAS, relying on the representation made by the Vendor, the Purchasers hereto have made full payment of consideration money to the Vendor against proper receipts which has been recorded in the Memo of Consideration furnished herein below and after acknowledging full consideration the Vendor hereto have agreed to execute Deed of Sale for more perfectly transferring the right, title and interest of the property in favour of the Purchasers.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said understanding and in consideration of a sum of Rs. **32,50,000/= (Rupees Thirty Two Lacs Fifty Thousand Only)** paid by the Purchasers to the Vendor towards the consideration price of **ALL THAT** Shali land measuring an area of **5.00** decimals, a little more or less, comprised in **R. S. & L.R. Dag No. 485** under R. S. Khatian No. **236** & L.R. Khatian No 1818 appertaining to Mouza - Mahisbathan, J.L. No. 18 within Police Station Rajarhat, thereafter Bidhannagar East and presently Bidhannagar Electronic Complex in the District of North 24 - Parganas Ward No 28, P.O. Krishnapur Pincode No Kolkata - 700102 free from all encumbrances, charges, mortgages, attachments, liens, lispendences etc. and a site plan of the said land annexed hereto with bordered "RED" or howsoever otherwise the said land hereditaments messuages now is or are or hereto before was or were situated, butted, called, known, numbered, described or distinguished **TOGETHER WITH** all paths, passages, ways, sewers, common fence, drains, ditches, trees, plants watercourses and all other former and ancient rights, liberties, benefits, privileges, advantages, easements appendages and appurtenances whatsoever to the said land hereditaments messuages belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong






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or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents issues and profits thereof and all the estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land every part thereof AND all the deeds, pattahs, muniments, writings, evidences or title whatsoever relating to or concerning the said land hereditaments messuages, trees, plants and every part thereof which now are or may hereafter be the custody, power, control or possession of the Vendor or any person or persons from whom the said Vendor may be procured the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land hereditaments messuages to be unto the said Purchasers absolutely forever free from all encumbrances and the Vendor doth hereby covenant with the Purchaser's that notwithstanding any act, thing, deed, matter whatsoever done, executed or knowingly suffered to the contrary the Vendor now have good right, full power absolute authority and indefeasible title to grant, transfer convey sell the said land hereby sold or expressed or intended so to be unto and to the use of the custody of the said Purchasers in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents and the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authority upon getting Purchaser's name mutated in the Municipality as well as in the other offices concerned in place of the Vendor and receive the rents, issues and profits thereof without any lawful eviction interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the





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Vendor or person or persons lawfully or equitably claiming as aforesaid further the Vendor and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and requests of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land hereditaments messuages to and unto the said Purchasers as shall or may be reasonably required, the VENDOR further declare that the land hereby sold has not been previously leased, mortgaged, sold or in any way transferred and there is no charge, liens, lispendens or any attachment. The said land is not the subject matter of any case, suit or proceedings pending before any Court of Law.

The Vendor herein having good and marketable title, free from all encumbrances deliver peaceful vacant and khas possession of the said land to the Purchasers. If any of the attachments, covenants made hereinbefore by the Vendor is found to be false or any fraud is detected hereafter the Vendor shall be liable for the same together with all compensation and consequences.

If any error or omission to these presents is detected afterwards, the Vendor shall be liable to rectify the same at the cost of the Purchasers.


THE VENDOR DOES HEREBY FURTHER COVENANT WITH THE PURCHASERS AS FOLLOWS:





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- (1) That notwithstanding any act deed matter or things whatsoever hereto before done committed or knowingly suffered by the Vendor to the contrary the Vendor are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby sold, granted, transferred, conveyed assigned and assured as an absolute and indefeasible estate or an estate free from all encumbrances.
  - (2) That the Vendor has good right full power and absolute and indefeasible authority to sell, grant, transfer and convey the said property and every part thereof unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.
  - (3) That it shall be lawful for the Purchasers at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said property and receive the rents issues and profits thereof without any eviction interruption disturbances claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said property from under or through or in trust for the Vendor and free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified from and against all encumbrances charges liens and charges whatsoever made done executed or knowingly suffered by the Vendor.
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(4) That the Vendor and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do make acknowledge and execute or cause to be done made acknowledged and executed or caused to be done made acknowledged and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold, granted, transferred conveyed assigned and assured and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:

**ALL THAT** Shali land having no structure on it measuring an area of 5.00 decimals, a little more or less, comprised in R. S. & L.R. Dag No. 485 under R. S. Khatian No. 236 & L.R. Khatian No 1818, appertaining to **Mouza - Mahisbathan, J.L. No. 18,** within Police Station Rajarhat, thereafter **Bidhannagar East and presently Bidhannagar Electronic Complex, Ward No. 28** of Bidhannagar Municipal Corporation, within Registration Jurisdiction ADSR, Bidhannagar (Salt Lake City) in the District of North 24 - Parganas, Pincode No 700102 free from all encumbrances. A Site Plan of the plot marked with RED Border is annexed herewith which shall be treated as the part of this Deed. *near to Charakata Road*

The Land is butted and bounded as follows:

On the North : By Plot no 485 (Part)  
On the South : By Part of Plot no 563 (R.S. & L.R.)  
On the East : By Part of Plot no 485 (R.S. & L.R.)  
On the West : By Part of Plot no 563 (R.S. & L.R.)



  
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Bidhannagar, (Salt Lake City)

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IN WITNESS WHEREOF, the Parties hereto have hereto set and subscribed their respective hands the day, month and year first above written.

Signed and delivered by the Vendor at Kolkata in the presence of:

*[Handwritten Signature]*  
[JAMUNA MONDAL]  
VENDOR

WITNESSES:

1. *Nikesh Jaiswal*  
31/F Ramkrishna  
Sarnadi Road Kolkata-700054

*[Handwritten Signature]*  
Greenery Square Pvt. Ltd.  
Director/Authorised Signatory

2. *Dulal Ch. Mandal*  
*Syama Kali Taluk*  
*Kal. 59.*

*[Handwritten Signature]*  
Greenery Structure Pvt. Ltd.  
Director/Authorised Signatory

Signed and delivered by the Purchasers at Kolkata in the presence of:

*[Handwritten Signature]*  
Greenery Plaza Pvt. Ltd.  
Director/Authorised Signatory

PURCHASERS

WITNESSES

1. *Nikesh Jaiswal*  
2. *Dulal Ch. Mandal*



  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

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MEMO OF CONSIDERATION

RECEIVED, of and from the within mentioned Purchasers the within mentioned sum of Rs. 32,50,000/- (**Rupees thirty two lakh fifty thousand**) only being the full consideration money as per details given below: It is necessary to mention here that the amount shown in the memo of consideration in respect of each vendor has been decided mutually along with a declaration by themselves amongst the Vendor hereunder.

s.no	Demand Draft No.	Date	Name	Name of Bank	Amount (Rs).
1	814743	18-01-2020	Jamuna Mondal	Kotak Mahindra Bank, Salt Lake Sector 1	8,12,500/-
2	814753	18-01-2020	Jamuna Mondal	Kotak Mahindra Bank, Salt Lake Sector 1	8,12,500/-
3	814754	18-01-2020	Jamuna Mondal	Kotak Mahindra Bank, Salt Lake Sector 1	8,12,500/-
4	815756	18-01-2020	Jamuna Mondal	Kotak Mahindra Bank, Salt Lake Sector 1	8,12,500/-

(Rupees thirty two lakh fifty thousand only)

WITNESSES:

1. Nikesh Jaiswal

2. Sandeep Ch. Mondal

Drafted by: *K. G. Tripathi* Read over and explained.

**K. G. TRIPATHI**  
M. Com. LLB.  
ADVOCATE HIGH COURT  
CALCUTTA

Regn. No. - WS/224/05  
9836041430 / 9007373125

*22/01/20*  
[JAMUNA MONDAL]

VENDOR



  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

20 JAN 2020

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-015638465-1 Payment Mode Online Payment  
GRN Date: 18/01/2020 16:19:39 Bank: HDFC Bank  
BRN: 1001422975 BRN Date: 18/01/2020 16:23:05

DEPOSITOR'S DETAILS

Id No. : 15040000099898/3/2020

[Query No./Query Year]

Name : BENCHMARK DEVELOPERS  
Contact No. : Mobile No. : +91 9831076248  
E-mail :  
Address : BA 152 SALLAKE SECTOR 1 KOLKATA 700064  
Applicant Name : Mr KRISHNA GOPAL TRIPATHI  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

T - 181/2020

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15040000099898/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	310829
2	15040000099898/3/2020	Property Registration- Registration Fees	0030-02-104-001-16	51832

Total

362661

In Words : Rupees Three Lakh Sixty Two Thousand Six Hundred Sixty One only



**DEED PLAN OF R. S. & L. R. PLOT NO. 485 (PART), AT MOUZA-MAHSBATHAN, J. L. NO. 18, BLOCK- RAJARHAT, P.S.- OLD RAJARHAT, NEW BIDHAN NAGAR ELECTRONICS COMPLEX, DIST- NORTH 24 PARGANAS, KOLKATA-700102, WARD NO. 28 UNDER BIDHAN NAGAR MUNICIPAL CORPORATION. LAND AREA : 05 DECIMALS SHOWN IN "RED" BORDER.**

**VENDORS:** SMT. JAMUNA MONDAL, W/O- DULAL MONDAL

- PURCHASERS:**
1. GREENARY SQUARE PVT. LTD.
  2. GREENARY ELEVATION PVT. LTD.
  3. GREENARY STRUCTURE PVT. LTD.
  4. GREENARY PLAZA PVT. LTD.



*28/04/2024*

Greenary Square Pvt. Ltd.

*Smt. Jamuna Amrita Mondal*  
Director/Authorized Signatory

Greenary Elevation Pvt. Ltd.

*Smt. Jamuna Amrita Mondal*  
Director/Authorized Signatory

Greenary Structure Pvt. Ltd.

*Smt. Jamuna Amrita Mondal*  
Director/Authorized Signatory

Greenary Plaza Pvt. Ltd.

*Smt. Jamuna Amrita Mondal*  
Director/Authorized Signatory

**DRAWN BY**














PLOT COL.	REFERENCE	AREA IN DECIMALS
	L.R. PLOT NO. 485 (P)	05














  
Addl. District Sub-Registrar  
Bidhanagar, (Salt Lake City)

20 JAN 2020












UNDER RULE 44A OF THE I.R. ACT 1908  
L.H. BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 28/07/2023	LH					
	RH					

ATTESTED :- 28/07/2023

 S	LH					
	RH					

ATTESTED :- S

 Anvita Jaiswal	LH					
	RH					

ATTESTED :- Anvita Jaiswal



  
Addl. District Sub-Registrar  
Bihannagar, (Salt Lake City)

20 JAN 2020






Government of West Bengal

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

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas




Signature / LTI Sheet of Query No/Year 15040000099898/2020

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



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs JAMUNA MONDAL JYANGRA, KALITALA, MONDAL PARA, P.O.- JYANGRA, P.S.- Baguiati, District.-North 24-Parganas, West Bengal, India. PIN - 700059	Seller			 20/01/2020
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date







Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SANTOSH KUMAR JAISWAL BA-152, SECTOR - I, SALT LAKE CITY. P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [GREENE RY SQUARE PRIVATE LIMITED] [GREENE RY ELEVATION PRIVATE LIMITED] [GREENE RY STRUCTURE PRIVATE LIMITED] [GREENE RY PLAZA PRIVATE LIMITED]		166 	 20.01.2020
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs AMRITA JAISWAL BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24- Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [GREENE RY SQUARE PRIVATE LIMITED] [GREENE RY ELEVATION PRIVATE LIMITED] [GREENE RY STRUCTURE PRIVATE LIMITED] [GREENE RY PLAZA PRIVATE LIMITED]		167 	<i>Amrita Jaiswal</i> 20.1.2020

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr K G TRIPATHI Son of Late S P TRIPATHI AB-130, NEW TOWN, P.O:- NEW TOWN, P.S:- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700163	Mrs JAMUNA MONDAL, Mr SANTOSH KUMAR JAISWAL, Mrs AMRITA JAISWAL		169 	<i>K.G. Tripathi</i> 20.01.2020,



(Dibajyoti Bandyopadhyay)  
ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
BIDHAN NAGAR  
North 24-Parganas, West  
Bengal



आयकर विभाग  
INCOME TAX DEPARTMENT  
JAMUNA MNDAL  
PANCHU MNDAL

01/01/1959  
Retirement Account Number

BSTPM1639R

*[Handwritten Signature]*  
Signature

भारत सरकार  
GOVI OF INDIA



*[Handwritten Signature]*





ভারত সরকার  
Unique Identification Authority of India  
Government of India

অপরিবর্তনীয় আইডি / Enrollment No.: 1111/18460/00131

To  
Jamuna Mondal  
পঞ্চম মন্ডল  
14/02/2014  
JYANGRA KALITALA MONDAL PARA  
Rajarhat Gopalpur (m)  
Jyangra, North 24 Parganas  
West Bengal - 700059



KL750963712FT  
75096371



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9975 8581 1495**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



পঞ্চম মন্ডল  
Jamuna Mondal  
পিতা : পঞ্চম মন্ডল  
Father : PANCHU MONDAL

জন্ম তারিখ / DOB: 01/01/1958  
স্বকীয়তা / Female

**9975 8581 1495**



আধার - সাধারণ মানুষের অধিকার

পঞ্চম মন্ডল

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANTOSH KUMAR JAISWAL  
CHHOTE LAL JAISWAL  
01/05/1979

Permanent Account Number  
ACSPJ6607N

  
Signature





*In case this card is lost / found, kindly inform / return to :-*  
Income Tax PAN Services Unit, UTITSU,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :-  
आयकर पैन सेवा यूनिट - UTITSU,  
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,  
नवी मुंबई-400 614.



आयकर विभाग  
INCOME TAX DEPARTMENT  
AMRITA JAISWAL  
ARJUN PRASAD JAISWAL

भारत सरकार  
GOVT. OF INDIA



1203/1983  
Permanent Account Number  
AOXPJ3679K

Amrita Jaiswal  
Signature

Amrita Jaiswal

In case this card is lost / found, kindly inform / return to:  
Income Tax PAN Services Unit, UTTISI,  
Plot No. 3, Sector 11, CHD Helapour,  
Nashik Mumbai - 401 614.

आयकर के खाने/पढ़ने का कृपया सूचित करें/सौंपें।  
आयकर सेवा सेवा यूनिट, UTTISI,  
प्लॉट नं. 3, सेक्टर 11, कै.डी.डी. हेलपुर,  
नासिक मुंबई-401 614.





भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0664/20220/03030

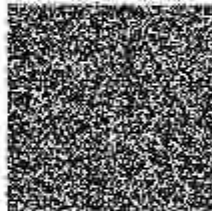
Download Date: 07/01/2020

To  
Amrita Jaiswal  
C/O Santosh Kumar Jaiswal  
Prasad Exotica, Flat-6A, Block-6  
71/3 Canal Circular Road  
Kankurgachi  
Kankurgachi  
Kolkata West Bengal - 700054  
8697409900

Signature valid



Download Date: 18/12/2019



QR Code with Photo/Name

आपका आधार क्रमांक / Your Aadhaar No. :

7887 3816 0547

UID : 8102 6067 9003 0508

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Amrita Jaiswal  
Date of Birth/DOB: 12/03/1983  
Female/FEMALE



7887 3816 0547

UID : 8102 6067 9003 0508

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
C/O Santosh Kumar Jaiswal, Prasad  
Exotica, Flat-6A, Block-6, 71/3 Canal Circular  
Road, Kankurgachi, Kolkata,  
West Bengal - 700054



7887 3816 0547

UID : 8102 6067 9003 0508

1847 | help@uidai.gov.in | www.uidai.gov.in

*Amrita Jaiswal*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GREENERY STRUCTURE PRIVATE  
LIMITED



08/09/2016

Permanent Account Number

AAGCG5246B

2008016

*[Handwritten signature in blue ink]*

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सूचित करें।  
आयकर सेवा इकाई, एन एस डी,  
5 वीं मंजिल, मन्तल स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 99778,  
मॉडल कॉलोनी, नज़द डीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :-*

Income Tax PAN Services Unit, NSDI,  
5th Floor, Mantal Sterling,  
Plot No. 341, Survey No. 99778,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [itmsfo@nsdi.co.in](mailto:itmsfo@nsdi.co.in)



आयकर विभाग  
INCOME TAX DEPARTMENT  
GREENERY ELEVATION PRIVATE  
LIMITED



भारत सरकार  
GOVT OF INDIA



08/09/2018  
Permanent Account Number  
AAGCG5248R

08/09/2018

*Sanjay Kumar*



इस कार्ड के खोले/खोले पर कृपया सूचित करें/कीटा:।  
सामान्य वैन सेवा इकाई, एन एन सी एन  
5-वीं मंजिल, मंत्री कॉम्प्लेक्स,  
प्लॉट नं. 341, सर्वे नं. 9973,  
मॉडल कॉलोनी, न्यू डीप बुंगलॉव चौक,  
पुणे - 411 016

*If this card is lost / someone's lost card is found,  
please inform / return to*  
Income Tax PAN Services Unit, NSDL  
5th Floor, Minto Street,  
Plot No. 341, Survey No. 9973,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

आयकर विभाग  
INCOME TAX DEPARTMENT  
GREENERY SQUARE PRIVATE  
LIMITED



भारत सरकार  
GOVT. OF INDIA



05/09/2016  
Permanent Account Number  
AAGCG5245C

22/09/2016

*Sanjay Kumar Verma*

यदि कार्ड खोया/किसी को कृपया सूचित करें/लौटाने  
आयकर विभाग दिल्ली, पता लॉट नं. एन  
5-थी फ्लोर, मॉडल कॉलोनी  
प्लॉट नं. 341, सरणी नं. 997/8,  
मॉडल कॉलोनी, नज़द डीप बंगालो चौक,  
पूना - 411 016

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL,  
5th Floor, Manul Staffing,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bangalw Chowk,  
Pune - 411 016

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininf@nsdl.co.in



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
GREENERY PLAZA PRIVATE LIMITED



08/09/2016  
Permanent Account Number  
AAGCG5247A



51088018

*Signature*

यदि कार्ड के खोले/गले पर कृपया सूचित करें/सूचित करें:  
आयकर विभाग, नया दिल्ली, एन एन डी ब्लॉक  
3 सो प्रोडिक्ट, गंधी स्मॉल्टी,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़द डीप बंगलाव (होव),  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
5th Floor, Muntaz Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in





ভারতের বিশিষ্ট প্রধান শক্তি

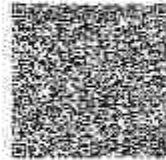
ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাভুক্তি আই ডি / Enrollment No.: 1111/78901/06704

To  
 শ্রীকৃষ্ণ গোপাল ত্রিপাঠি  
 Krishna Gopal Tripathi  
 AD-293 RABINDRA PALLY  
 KRISHNAPUR  
 Rajarhat Gopabpur(M)  
 Panchula Korian  
 North 24 Parganas North 24 Parganas  
 West Bengal 700101  
 190397954  
 01901970214  
 ML503979545FT



*K. Tripathi*

আপনার **আধার** সংখ্যা / Your **Aadhaar** No. :

**5448 3448 9473**

**আধার - সাধারণ মানুষের অধিকার**



ভারত সরকার  
Government of India

শ্রীকৃষ্ণ গোপাল ত্রিপাঠি  
 Krishna Gopal Tripathi  
 পিতা : শিবপ্রসাদ ত্রিপাঠি  
 Father : Shubprasad Tripathi  
 জন্ম তারিখ / DOB : 03/03/1955  
 লিঙ্গ / Male





ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ভালিকাভুক্তির নম্বর / Enrollment No.: 1490/11113/2647B

To  
 সন্তোষ কুমার জৈসওয়াল  
 Santosh Kumar Jaiswal  
 S/O Chhotelal Jaiswal  
 PRASAD EXOTICA, FLAT-6A, BLOCK-6 710 CANAL  
 CIRCULAR ROAD  
 Kankurgachi  
 Kankurgachi  
 Kankurgachi Kolkata  
 West Bengal 700054  
 9831876248  
 62818271  
 07/11/2013  
 MD628182715FH



আপনার অধার সংখ্যা / Your Aadhaar No. :

**4978 7590 5631**

আমার অধার, আমার পরিচয়



ভারত সরকার  
 Unique Identification Authority of India  
 সন্তোষ কুমার জৈসওয়াল  
 Santosh Kumar Jaiswal  
 পিতা : চোটলাল জৈসওয়াল  
 Father : Chhotelal Jaiswal  
 অধিভুক্তির তারিখ / DOB : 01/05/1979  
 লিঙ্গ / GENDER : MALE

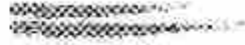


**4978 7590 5631**

আমার অধার, আমার পরিচয়

*Santosh Kumar Jaiswal*





### তথ্য

- অধার পরিচয়ের প্রমাণ, বাণিজ্যিকের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- অধার সারা দেশে মান্য।
- অধার সুবিধাতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতের একমুঠো পরিচয় প্রমাণীকরণ  
Unique Identification Authority of India

ঠিকানা:  
S/O চিত্তেল জব্বার, প্রসাদ  
এক্সটিকা, ফ্ল্যাট-৬এ, ব্লক-৬,  
71/3, ক্যানাল সার্কুলার রোড,  
কানকুর্গাচি, কলকাতা,  
কানকুর্গাচি, কোলকাতা, পশ্চিম  
বঙ্গ, 700054

Address:  
S/O Chitela Jibbar, PRASAD  
EXOTICA, FLAT-6A, BLOCK-6,  
71/3, CANAL CIRCULAR ROAD,  
Kankurgachi, Kankurgachi,  
Kankurgachi, Kolkata, West  
Bengal, 700054

4978 7590 5631



1947



help@uidai.gov.in



www.uidai.gov.in

### Major Information of the Deed

Deed No :	I-1504-00181/2020	Date of Registration	21/01/2020
Query No / Year	1504-0000099898/2020	Office where deed is registered	
Query Date	18/01/2020 1:47:39 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	KRISHNA GOPAL TRIPATHI AB-130, NEW TOWN, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700163, Mobile No. : 8910044219, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 32,50,000/-	Rs. 51,81,820/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 3,10,929/- (Article 23)	Rs. 51,832/- (Article: A(1), E)		
Remarks	Received Rs 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

#### Land Details :

District: North 24-Parganas, P.S.- East Bichannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Charaktala Road (Mahishbathan), Mouza: Mahishbathan, JI No: 18, Pin Code: 700102

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-485	LR-1818	Bastu	Shall	5 Dec	32,50,000/-	51,81,820/-	Width of Approach Road: 20 Ft, Adjacent to Metal Road,
<b>Grand Total :</b>					5Dec	32,50,000 /-	51,81,820 /-	

#### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>Mrs JAMUNA MONDAL</b> Daughter of Mr DULAL MONDAL JYANGRA, KALITALA, MONDAL PARA, P.O.- JYANGRA, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste, Hindu, Occupation: House wife. Citizen of: India, PAN No.: BSTPM1639R, Aadhaar No: 99xxxxxxxx1495, Status :Individual, Executed by: Self, Date of Execution: 20/01/2020 Admitted by: Self, Date of Admission: 20/01/2020, Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2020 Admitted by: Self, Date of Admission: 20/01/2020, Place : Pvt. Residence</p>





**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GREENERY SQUARE PRIVATE LIMITED</b> BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, PAN No.:: AAGCG5245C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>GREENERY ELEVATION PRIVATE LIMITED</b> BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, PAN No.:: AAGCG5248R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	<b>GREENERY STRUCTURE PRIVATE LIMITED</b> BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, PAN No.:: AAGCG5246B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	<b>GREENERY PLAZA PRIVATE LIMITED</b> BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, PAN No.:: AAGCG5247A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SANTOSH KUMAR JAISWAL (Presentant )</b> Son of Mr CHOTTELAL JAISWAL BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: ACSPJ6607N, Aadhaar No: 49xxxxxxxx5631 Status : Representative, Representative of : GREENERY SQUARE PRIVATE LIMITED (as DIRECTOR), GREENERY ELEVATION PRIVATE LIMITED (as DIRECTOR), GREENERY STRUCTURE PRIVATE LIMITED (as DIRECTOR), GREENERY PLAZA PRIVATE LIMITED (as DIRECTOR)
2	<b>Mrs AMRITA JAISWAL</b> Wife of Mr SANTOSH KUMAR JAISWAL BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: AOXPJ3679K, Aadhaar No: 78xxxxxxxx0547 Status : Representative, Representative of : GREENERY SQUARE PRIVATE LIMITED (as DIRECTOR), GREENERY ELEVATION PRIVATE LIMITED (as DIRECTOR), GREENERY STRUCTURE PRIVATE LIMITED (as DIRECTOR), GREENERY PLAZA PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr K G TRIPATHI</b> Son of Late S P TRIPATHI AB-130, NEW TOWN, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700163			
Identifier Of Mrs JAMUNA MONDAL, Mr SANTOSH KUMAR JAISWAL, Mrs AMRITA JAISWAL			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs JAMUNA MONDAL	GREENERY SQUARE PRIVATE LIMITED-1.25 Dec, GREENERY ELEVATION PRIVATE LIMITED-1.25 Dec, GREENERY STRUCTURE PRIVATE LIMITED-1.25 Dec, GREENERY PLAZA PRIVATE LIMITED-1.25 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P. S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Charaktaia Road (Mahishbathan), Mouza: Mahisbathan, JI No. 18, Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 485, LR Khatian No.- 1818	Owner:মশোদা মওল, Gurdian:নব্রাহ মও, Address:নিজ, Classification:শাদি, Area:0.05000000 Acre,	Mrs JAMUNA MONDAL



On 20-01-2020

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

Presented for registration at 17:31 hrs on 20-01-2020. at the Private residence by Mr SANTOSH KUMAR JAISWAL ,

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 51,81,820/-

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

Execution is admitted on 20/01/2020 by Mrs JAMUNA MONDAL, Daughter of Mr DULAL MONDAL, JYANGRA, KALITALA, MONDAL PARA, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

Indetified by Mr K G TRIPATHI, . . Son of Late S P TRIPATHI, AB-130, NEW TOWN, P.O: NEW TOWN, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700163, by caste Hindu, by profession Advocate


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

Execution is admitted on 20-01-2020 by Mr SANTOSH KUMAR JAISWAL, DIRECTOR, GREENERY SQUARE PRIVATE LIMITED (Private Limited Company), BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064; DIRECTOR, GREENERY ELEVATION PRIVATE LIMITED (Private Limited Company), BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064; DIRECTOR, GREENERY STRUCTURE PRIVATE LIMITED (Private Limited Company), BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064; DIRECTOR, GREENERY PLAZA PRIVATE LIMITED (Private Limited Company), BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064

Indetified by Mr K G TRIPATHI, . . Son of Late S P TRIPATHI, AB-130, NEW TOWN, P.O: NEW TOWN, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700163, by caste Hindu, by profession Advocate

Execution is admitted on 20-01-2020 by Mrs AMRITA JAISWAL, DIRECTOR, GREENERY SQUARE PRIVATE LIMITED (Private Limited Company), BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064; DIRECTOR, GREENERY ELEVATION PRIVATE LIMITED (Private Limited Company), BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064; DIRECTOR, GREENERY STRUCTURE PRIVATE LIMITED (Private Limited Company), BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064; DIRECTOR, GREENERY PLAZA PRIVATE LIMITED (Private Limited Company), BA-152, SECTOR - I, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064

Indetified by Mr K G TRIPATHI, . . Son of Late S P TRIPATHI, AB-130, NEW TOWN, P.O: NEW TOWN, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700163, by caste Hindu, by profession Advocate

  
Debajyoti Bandyopadhyay  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

On 21-01-2020

**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 51,832/- ( A(1) = Rs 51,818/- , E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 51,832/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 18/01/2020 4:23PM with Govt. Ref. No. 192019200156384651 on 18-01-2020, Amount Rs: 51,832/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1001422975 on 18-01-2020, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,10,929/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 3,10,829/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 56769, Amount: Rs.100/-, Date of Purchase: 18/11/2019, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2020 4:23PM with Govt. Ref. No: 192019200156384651 on 18-01-2020, Amount Rs: 3,10,829/-, Bank: HDFC Bank (HDFC0000014), Ref. No: 1001422975 on 18-01-2020, Head of Account 0030-02-103-003-02



**Debajyoti Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2020, Page from 9987 to 10032

being No 150400181 for the year 2020.



Digitally signed by DEBAJYOTI  
BANDYOPADHYAY  
Date: 2020.01.22 12:40:47 +05:30  
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 2020/01/22 12:40:47 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)

File.  
Soma  
Original  
Mahishabaran  
Dec 4/10  
A. J. 10  
2-10-20