

7/2/2020 (5)

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

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

- 5 MAR 2020

**DEED OF SALE**

**THIS DEED OF SALE** is made on this 4<sup>th</sup> day of March, Two Thousand and Twenty of the Christian Era,

BETWEEN

**SRI RATAN BAIN [PAN: BVRPB5512P] [Aadhaar No. 7069 9888 9272] S/O LATE RATIKANTA BAIN and SMT. RAMA BAIN [PAN: DMEPB7573Q] [Aadhaar No. 5607 5570 2290] D/O of RATAN BAIN and Late JABA BAIN, both by faith Hindu, BY Occupation - Business and Home Maker respectively, by Nationality - Indian,**

V-6/2020  
183/2020

56725

18 NOV 2019

SOLD BY K. G. Tripathi  
 OF Associate  
High Court Calcutta  
 RS. JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PL. 2E, KOL-1  
LICENCED STAMP VENDOR  
NO. 351RS2016

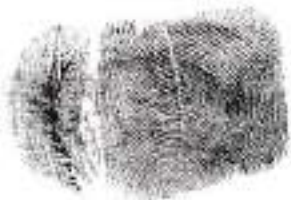
*Sentak Kumar Das*



N.C.T. 1  
531

Greenery Square Pvt. Ltd.

*Sentak Kumar Das*  
Director/Authorised Signatory



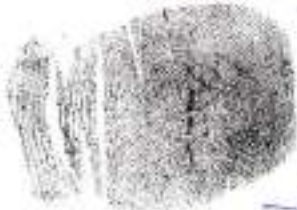
N.C.T. 1  
532

Greenery Square Pvt. Ltd.

*Anvita Jaiswal*  
Director/Authorised Signatory

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N.C.T. 1  
533

*राजेश शर्मा*



N.C.T. 1  
534

Rama Baine



N.C.T. 1  
535

*K. G. Tripathi*  
Associate  
High Court, Calcutta



residing at MB 653, Majher Para, Electronic Complex, Bidhannagar (m), Mahisbathan, P.O. Krishnapur Kolkata - 700 102, P.S. East Bidhannagar presently Electronics Complex, District North 24 - Parganas, West Bengal, hereinafter jointly called and referred to as the "**VENDORS**", (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives, successors and assigns) of the **ONE PART**

AND

**GREENERY SQUARE (P) LTD. [PAN : AAGCG5245C]**, a Private Limited Company incorporated under Companies Act, 2013, having its Registered office at BA - 152, Sector - 1, 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. Chottelal Jaiswal [PAN NO.ACSPJ6607N] [Aadhaar No. 4978 7590 5631] and MRS. AMRITA JAISWAL, wife of MR SANTOSH KUMAR JAISWAL [PAN NO: AOXPJ3679K] [Aadhaar No. 7887 3816 0547]** hereinafter called and referred to as the "**PURCHASER**" (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 Mahisbathan, 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.



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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 - Mahisbathan, 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 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<sup>th</sup> 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






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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 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





  
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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 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.





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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) 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) Jaba Rani Baine (presently deceased, died on 01-08-2018) and 2 (two) sons namely (1) Brajen Mondal and (2) Moni Mohan Mondal and his wife Smt. Kananbala 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.



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AND WHEREAS the said Jabarani Baine w/o Ratan Bain and daughter of Late Ramkanta Mondal died intestate in 2018 leaving behind her legal heirs as her successors.

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 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. Khaitan 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 the said Kiranbala Pandit w/o Tufan Pandit and Daughter of Late Narayan 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



  
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(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) Samaresh Gain 10) Amaresh Gain 11) Kumaresh Gain & 12) Paramesh Gain.

AND WHEREAS, SMT JAMUNA MONDAL W/O DULAL MONDAL AND D/O LATE JASHODA MONDAL 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. 485 under R. S. Khatian No. 236 & L.R. Khaitian 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, free from all encumbrances and possesses the lawful right and marketable title to dispose of the same in accordance with her choice and desire.

AND WHEREAS, it is observed that an improper incorporation in the record is still remaining due to inadvertent mistake correction in ROR, 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

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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

AND WHEREAS, due to some lawful grounds needing money the legal heirs of Late Mr Ram Prasad Mondal, Legal Heirs of Late Ram Kanta Mondal namely Monimohan Mondal, Anita Mondal, & Kananbala Mondal , (excluding the share of Late JABA BAINE with shared area of .78 decimal) 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 Nirapado Mondal, legal heirs of Late Kiranbala Pandit, Swapan Mondal, Sabita Mondal, and Sandhya Bala Mondal all legal heirs of Late Shantiram Mondal alias Late Shantiranjana Mondal and Jamuna Mondal w/f Dulal Mondal sold their respective shares erstwhile to the Purchaser Companies herein and Ors through Registered Deed of Transfer being nos 43 of date 16<sup>th</sup> January 2019, Deed No 467 of 25<sup>th</sup> February 2019, Deed No 809 dated 10 April 2019, Deed No 2043 and date 20<sup>th</sup> August 2019 and Deed No 181 dated 20.01.2020 all delivered possession to the Purchaser Companies also the Purchasers herein accordingly free from all encumbrances.

**AND WHEREAS, at present,** the Vendors herein have 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 0.52 decimal out of 0.78 decimal of R.S. & L.R. Plot no 485 appertaining to Mouza, Mahisbathan J. L. No. 18 P.S. Rajarhat thereafter Bidhannagar East and presently Bidhannagar Electronic Complex, North 24 Parganas, Ward No 28, P.O. Krishnapur, Kolkata -700102 free from all encumbrances and




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the Purchaser Company hereto has also desired to purchase the property hereinafter referred to as the "**Said Property**" for the total consideration of **Rs. 4,33,332/- (Rupees Four Lac Thirty Three Thousand Three Hundred Thirty Two) only** to which the Vendors hereto have also agreed to and which is considered to be the valuable consideration at this time.

AND WHEREAS, the Vendors hereto have represented and declared to the Purchaser as follows: -

- i) That the Vendors, amongst other owners/co-sharers is the exclusive owners of their respective shares within the area of 0.52 decimal out of 0.78 decimal of the said property and no other person has any interest therein;
  - ii) That the Vendors have not made any Agreement with any other person or persons.
  - iii) That the Vendors hereto have 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 Purchaser 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 Vendors and/or their legal heirs and successors in any manner.
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AND WHEREAS, the Vendors hereto have represented and declared to the Purchaser as follows: -


- i) That the Vendors, amongst other owners/co-sharers is the exclusive owners of their respective shares within the area of 0.52 decimal out of 0.78 decimal of the said property and no other person has any interest therein;
  - ii) That the Vendors have not made any Agreement with any other person or persons.
  - iii) That the Vendors hereto have 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 Purchaser 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 Vendors and/or their legal heirs and successors in any manner.
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- vi) That the Vendors 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

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


**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said understanding and in consideration of a sum of Rs. 4,33,332/= (Rupees Four Lac Thirty Three Thousand Three Hundred Thirty Two Only) paid by the Purchaser Company to the Vendors towards the consideration price of **ALL THAT** Shali land measuring an area of 0.52 decimal out of 0.78 decimal, a little more or less, comprised in R. S. & L.R. Dag No. 485 under R. S. Khatian No. **236** & L.R. Khatian No **304/1**, also involving L.R. Khatian No 17/5, of Late Kumudani Dasi in respect of share, 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**



  
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**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 or be appurtenant thereto and the reversion or reversions, remainder or reminders 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 Vendors 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 Purchaser in manner aforesaid and delivered vacant and peaceful possession thereof simultancously with the execution of these presents and the Purchaser shall and may at all times hereafter peaceably and





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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 Vendors 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 Vendors or any of their predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendors 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 Vendors shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser 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 Purchaser as shall or may be reasonably required, the VENDORS 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, lispensens or any attachment. The said land is not the subject matter of any case, suit or proceedings pending before any Court of Law.

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



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

THE VENDORS DO HEREBY FURTHER COVENANT WITH THE PURCHASER AS FOLLOWS:

- (1) That notwithstanding any act deed matter or things whatsoever hereto before done committed or knowingly suffered by the Vendors to the contrary the Vendors 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 Vendors 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 Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.
- (3) That it shall be lawful for the Purchaser 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 Vendors 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 Vendors well and sufficiently saved defended kept harmless and indemnified from and against all encumbrances charges lispendens whatsoever made done executed or knowingly suffered by the Vendors.



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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 0.52 decimal out of 0.78 decimal, a little more or less, comprised in R. S. & L.R. Dag No. 485 under R. S. Khatian No. 236 & L.R. Khatian No 304/1 also, involving L.R. Khatian No 17/5 of Late Kumudani Dasi, in respect of share, 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. The Land is nearer to Charaktala 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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IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hands the day, month and year first above written.

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

रामा बार्ने  
Rama Baine  
VENDORS

WITNESSES:

1. Niranpada Patra .  
vill - Mohishgole  
P.O - Krishnapur  
Kol - 700102.

2. Nimesh Jaiswal  
31/F B.K.S Road  
Kolkata - 700054

Greenery Square Pvt. Ltd.

Director/Authorised Signatory

Greenery Square Pvt. Ltd.

Director/Authorised Signatory

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

PURCHASER

WITNESSES

1. Niranpada Patra .  
2. Nimesh Jaiswal

←



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

- 4 MAR 2020

MEMO OF CONSIDERATION

RECEIVED, of and from the within mentioned Purchaser a sum of **Rs. 4,33,332/= (Rupees Four Thirty Three Thousand Three Hundred Thirty Two)** 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 alongwith a declaration by themselves amongst the Vendors hereunder.

s.no	Demand Draft No.	Date	Name	Name of Bank	Amount (Rs).
1	140725	21.02.2020	Ratan Bain	Kotak Mahindra Bank, Salt Lake Sector 1	2,16,666/-
2	140724	21.02.2020	Rama Baine	Kotak Mahindra Bank, Salt Lake Sector 1	2,16,666/-

WITNESSES:

1. Nirapada Patra.
2. Nitesh Jaiswal

Drafted by:

Read over &amp; explained.

*K. G. Tripathi*  
**K. G. TRIPATHI**  
 M. Com. LLB.  
 ADVOCATE HIGH COURT  
 CALCUTTA  
 Regn. No.- WB/224/05  
 9836041430 / 9007373125

*রমা বইন*  
**Rama Baine**  
 VENDOR





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

- 4 MAh 2020

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

GRN: 192019200203611141

Payment Mode

Online Payment

GRN Date: 03/03/2020 19:40:04

Bank : HDFC Bank

BRN : 1042760360

BRN Date: 03/03/2020 19:41:58

DEPOSITOR'S DETAILS

Id No. : 15040000417630/1/2020

[Query No./Query Year]

Name : BENCHMARK DEVELOPERS

Contact No. : Mobile No. : +91 9831076248

E-mail : jaiswalsantoshkr@gmail.com

Address : BA 152 SALT LAKE 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

5-683/2020

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15040000417630/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	32255
2	15040000417630/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	5403
<b>Total</b>				<b>37658</b>

In Words : Rupees Thirty Seven Thousand Six Hundred Fifty Eight only



*(Handwritten signature)*

**DEED PLAN OF R. S. & L. R. PLOT NO. 485 (PART), AT MOUZA-MAHISBATHAN, 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 : 00.52 DECIMALS SHOWN IN "RED" BORDER.**

**VENDORS :**  
 1. RATAN BAIN,  
 2. RAMA BAINE.

**PURCHASER :** GREENARY SQUARE PVT. LTD.



*Rama Baine*

Greenery Square Pvt. Ltd.  
*Santosh Kumar Singh*  
 Director/Authorised Signatory

Greenery Square Pvt. Ltd.  
*Anvite Jaiswal*  
 Director/Authorised Signatory

**DRAWN BY**



PLOT COL.	REFERENCE	AREA IN DECIMALS
	L.R. PLOT NO. 485 (P)	00.52



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

- 4 MAR 2020

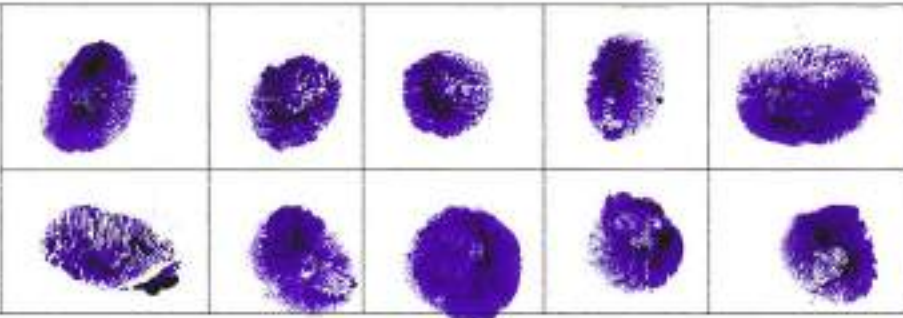


UNDER RULE 44A OF THE I.R. ACT 1908

L.H. BOX- SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS



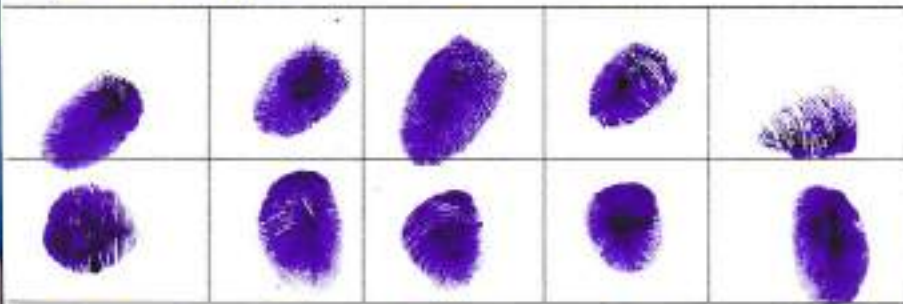
रतन  
बाई



ATTESTED: रतन बाई



Rama Baine



ATTESTED: Rama Baine



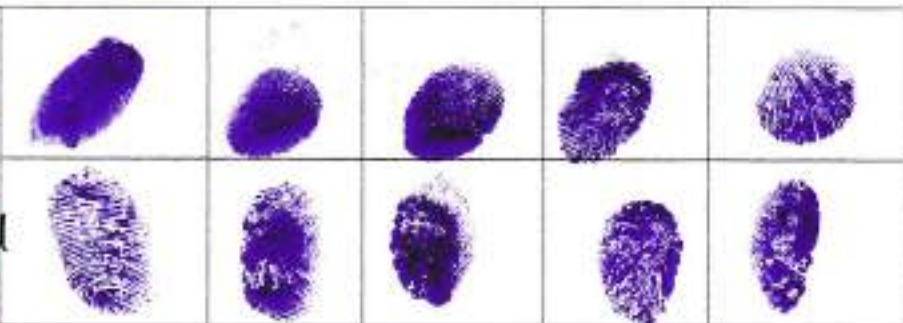
Sanjay Kumar Jain



ATTESTED: Sanjay Kumar Jain



Amrita Jaiswal



ATTESTED: Amrita Jaiswal





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

- 4 MAR 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 15040000417630/2020

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	Mr RATAN BAIN MB 653, MAJHER PARA, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700102	Seller		 533	 04-03-2020
2	Smt RAMA BAIN MB 653, MAJHER PARA, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700102	Seller		 534	 04-03-2020
3	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	Represent ative of Buyer [GREENE RY SQUARE PRIVATE LIMITED ]		 531	 04-03-2020



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
4	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	Represent ative of Buyer [GREENE RY SQUARE PRIVATE LIMITED]		532 	Amrita Jaiswal 4.3.2020
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	Mr RATAN BAIN, Smt RAMA BAINE, Mr SANTOSH KUMAR JAISWAL, Mrs AMRITA JAISWAL		535 	R. S. Tripathi 04-03-2020

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





रतन बाईन





**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**



**स्थायी खाता संख्या कार्ड**  
**Permanent Account Number Card**  
**0MEPB7573Q**

**नाम / Name**  
**RAMA BAINE**

**पिता का नाम / Father's Name**  
**RATAN BAINE**

**जन्म तिथि / Date of Birth**  
**22/10/1993**

*Rama Baine*  
**हस्ताक्षर / Signature**



Rama Baine  
4/3/2020

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

**इस कार्ड के खोने/पैकेज खोला जा चुका है/वापस करें।**  
**आयकर पैन सेवा यूनिट, UTTISL**  
**प्लॉट नं. 3, सेक्टर 11, सीडीबीएलपुरा**  
**नवी मुंबई-400 614**







ভারতীয় বিনিময় পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

অনুকরণিক সংখ্যা / Enrollment No.: 10E27149919969

Rama Daine

To  
স্নান ঘর  
Rama Bane  
D/O: Ratan Ban  
MB 653 MAJHERPARA, ELECTRONIC COMPLEX  
Bishnimganjali  
Kishorepur  
North 24 Parganas North 24 Parganas  
West Bengal 700102  
8820094805  
2733034602  
MP7330340231F1



আপনার আধার সংখ্যা / Your Aadhaar No.:

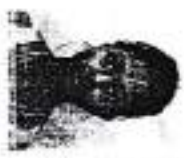
5607 5570 2290

স্বাক্ষর - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

স্নান ঘর  
Rama Bane  
স্বাক্ষর / DOB: 22/10/1998  
মহিলা / Female



5607 5570 2290

সাধারণ মানুষের অধিকার



- আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা যাবে।

INFORMATION

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

• **আধার সনাক্ত দেশে শাসক।**

• **অন্যান্য জীবনযতে সরকারী ও বেসরকারী পরিষেবাগুলির সংগ্রহের ক্ষেত্রে।**

• **Aadhaar is valid throughout the country.**

• **Aadhaar will be helpful in availing Government and Non-Government services in future.**

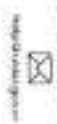
Rama Daine  
4/3/2020

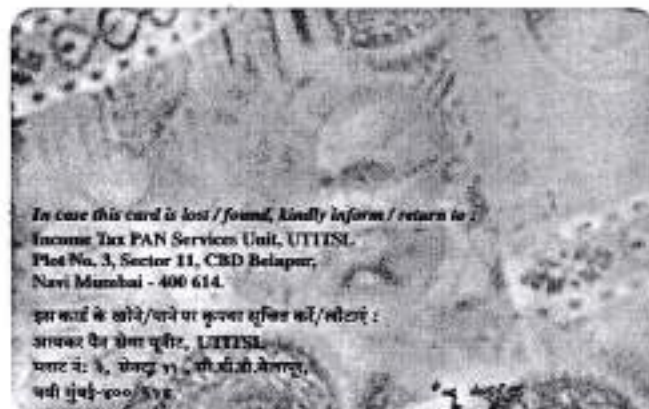


স্বাক্ষরিত  
Unique Identification Authority of India

ঠিকানা:  
D/O: Ratan Ban, MB 653  
MAJHERPARA, ELECTRONIC  
COMPLEX, Bishnimganjali  
North 24 Parganas, Kishorepur  
West Bengal 700102

5607 5570 2290







*Santosh Kumar Jaiswal*



**आयकर विभाग**      **भारत सरकार**  
**INCOME TAX DEPARTMENT**      **GOVT. OF INDIA**

**AMRITA JAISWAL**  
**ARJUN PRASAD JAISWAL**

**72/03/1983**  
 Permanent Account Number  
**AOXPJ3679K**

*Amrita Jaiswal*  
 Signature





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

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

*Amrita Jaiswal*







भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0664/20220/03030

To  
Amrita Jaiswal  
C/O Santosh Kumar Jaiswal  
Prasad Erotica, Flat-6A, Block-6  
71/3 Canal Circular Road  
Kankurgachi  
Kankurgachi  
Kolkata West Bengal - 700054  
869388908

Signature valid

Download Date: 07/12/2023  
Generation Date: 19/12/2023



आपका आधार क्रमांक / Your Aadhaar No. :

7887 3816 0547

VID : 9102 6067 9003 0908

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



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

7887 3816 0547

VID : 9102 6067 9003 0908

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

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

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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

Information  
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To establish identity, authenticate online.  
This is electronically generated letter.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



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



7887 3816 0547

VID : 9102 6067 9003 0908

*Amrita Jaiswal*





ভারতীয় বিশিষ্ট পরিচয় প্রথিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

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

To  
কৃষ্ণ গোপাল ত্রিপাঠী  
Krishna Gopal Tripathi  
AO-293 RABINDRA PALLY  
KRISHNAPUR  
Rajarhat Gopalpur(M)  
Prakulo Kanan  
North 24 Paraganas North 24 Parganas  
West Bengal 700101

06/08/2014  
150387954



ML503879545FT



K. G. Tripathi

আপনার আধার সংখ্যা / Your Aadhaar No. :

**5448 3448 9473**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



কৃষ্ণ গোপাল ত্রিপাঠী  
Krishna Gopal Tripathi  
পিতা : সিধপ্রসাদ ত্রিপাঠী  
Father : Sibaprasad Tripathi  
জন্মতারিখ / DOB : 03/03/1958  
পুরুষ / Male





ভারতীয় বিশিষ্ট পরিচয় সার্ভিস  
**ভারত সরকার**  
 Unique Identification Authority of India  
**Government of India**

ভালিকাঙ্কিত আই ডি / Enrollment No.: 1062/11489/19866

To  
 রতন বসু  
 Ratan Bain  
 S/O: Ratikanta Bain  
 MB 653 MAJHERPARA, ELECTRONIC COMPLEX  
 Bihannagar(m)  
 Mahisbathan  
 North 24 Paraganas North 24 Parganas  
 West Bengal 700102  
 8820094935

11/07/2015  
 273300400



MP733034006FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7069 9888 9272**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
**Government of India**

রতন বসু  
 Ratan Bain  
 জন্মতারিখ / DOB : 02/08/1972  
 লিঙ্গ / Male



7069 9888 9272

আধার - সাধারণ মানুষের অধিকার

রতন বসু





Government of India



AADHAAR

### তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

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

- আধার সারা দেশে ন্যায়।
- আধার ভবিষ্যতে 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 .



আধার

ঠিকানা:  
এস/ও: রতিকান্তা বৈন, ৩য় বী  
৬৫৩ মাজেরপাড়া, ইলেক্ট্রনিক  
কমপ্লেক্স, বিধাননগর (এম),  
উত্তর ২৪ পরগনা, কুর্নুল,  
পশ্চিম বঙ্গ, ৭০০১০২

কেন্দ্রীয় পরিচালনা প্রাধিকার

Central Identification Authority of India

Address:  
S/O. Ratikanta Ban, MB 653  
MAJHERPARA, ELECTRONIC  
COMPLEX, Bidhannagar(m),  
North 24 Parganas, Mahisabathan,  
West Bengal, 700102

7069 9888 9272

1947  
1000 300 1947

help@uidai.gov.in

www.uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ভূমিকাঙ্কিত নম্বর / Enrollment No.: 1490/11113/26470

To

সন্তোষ কুমার জৈসওয়াল

Santosh Kumar Jaiswal

S/O Chhotelal Jaiswal

PRASAD EXOTICA, FLAT-6A, BLOCK-6 71/3, CANAL

CIRCULAR ROAD

Kankurgachi

Kankurgachi

Kankurgachi Kolkata

West Bengal 700054

9831076248

07112013

62818271



MD628182715FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4978 7590 5631**

আমার আধার, আমার পরিচয়



ভারত সরকার  
 Government of India



সন্তোষ কুমার জৈসওয়াল

Santosh Kumar Jaiswal

পিতা : চোটেলাল জৈসওয়াল

Father : Chhotelal Jaiswal

স্বাক্ষরিত / DOB : 01/05/1979

পুংসক / MALE



**4978 7590 5631**

আমার আধার, আমার পরিচয়

*Santosh Kumar Jaiswal*







### তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

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- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে 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 .



ঠিকানা:

S/O চোটেলাল জয়সেরাল, প্রসাদ  
এক্সোটিকা , ফ্ল্যাট-6A, ব্লক-6,  
71/3, কানাল মার্গুলার রোড,  
কানকুর্গাচি, কানকুর্গাচি,  
কানকুর্গাচি, কোলকাতা, পশ্চিম  
বঙ্গ, 700054

Address:

S/O Chhotelal Jaiswal, PRASAD  
EXOTICA , FLAT-6A, BLOCK-6,  
71/3, CANAL CIRCULAR ROAD,  
Kankurgachi, Kankurgachi,  
Kankurgachi, Kolkata, West  
Bengal, 700054

4978 7590 5631



1947



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## Major Information of the Deed

Deed No :	I-1504-00683/2020	Date of Registration	05/03/2020
Query No / Year	1504-0000417630/2020	Office where deed is registered	
Query Date	03/03/2020 5:09:00 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. 4,33,332/-	Rs. 5,38,909/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 32,355/- (Article:23)	Rs. 5,403/- (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 Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Charaktala Road (Mahishbathan), Mouza: Mahishbathan, JI No: 18, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-485 (RS :-)	LR-304/1	Bastu	Shali	0.52 Dec	4,33,332/-	5,38,909/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					.52Dec	<b>4,33,332 /-</b>	<b>5,38,909 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr RATAN BAIN</b> Son of Late RATIKANTA BAIN MB 653, MAJHER PARA, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BVRPB5512P, Aadhaar No: 70xxxxxxxx9272, Status :Individual, Executed by: Self, Date of Execution: 04/03/2020 , Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/03/2020 , Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Pvt. Residence</p>
2	<p><b>Smt RAMA BAINE</b> Daughter of RATAN BAIN MB 653, MAJHER PARA, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DMEPB7573Q, Aadhaar No: 56xxxxxxxx2290, Status :Individual, Executed by: Self, Date of Execution: 04/03/2020 , Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/03/2020 , Admitted by: Self, Date of Admission: 04/03/2020 ,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

**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)
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)

**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 Mr RATAN BAIN, Smt RAMA BAINE, Mr SANTOSH KUMAR JAISWAL, Mrs AMRITA JAISWAL

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr RATAN BAIN	GREENERY SQUARE PRIVATE LIMITED-0.26 Dec
2	Smt RAMA BAINE	GREENERY SQUARE PRIVATE LIMITED-0.26 Dec





## Land Details as per Land Record

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Cheraktala 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:- 304/1	Owner:রাসকান্ত মণ্ডল, Gurdian:নারায়ন মণ্ড, Address:নিজ , Classification:শানি,	Seller is not the recorded Owner as per Applicant.



On 04-03-2020

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

Presented for registration at 18:09 hrs on 04-03-2020, at the Private residence by Mr SANTOSH KUMAR JAISWAL ,

**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 5,38,909/-

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

Execution is admitted on 04/03/2020 by 1. Mr RATAN BAIN, Son of Late RATIKANTA BAIN, MB 653, MAJHER PARA, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Smt RAMA BAINE, Daughter of RATAN BAIN, MB 653, MAJHER PARA, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business

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 04-03-2020 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

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 04-03-2020 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

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 05-03-2020

**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 5,403/- ( A(1) = Rs 5,389/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,403/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2020 7:41PM with Govt. Ref. No: 192019200203611141 on 03-03-2020, Amount Rs: 5,403/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1042760360 on 03-03-2020, Head of Account 0030-03-104-001-16



## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 32,355/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 32,255/-

### Description of Stamp

1. Stamp: Type: Impressed, Serial no 56725, 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 03/03/2020 7:41PM with Govt. Ref. No: 192019200203611141 on 03-03-2020, Amount Rs: 32,255/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1042760360 on 03-03-2020, 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 33252 to 33295

being No 150400683 for the year 2020.



Digitally signed by DEBAJYOTI  
BANDYOPADHYAY  
Date: 2020.03.06 14:45:16 +05:30  
Reason: Digital Signing of Deed.

*Handwritten signature*

(Debajyoti Bandyopadhyay) 2020/03/06 02:45:16 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)

*File Same. Original Land file  
17/03/20*