



পশ্চিমবঙ্গ पश्चिम बैगाल WEST BENGAL

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Addl. District Sulfigegistrar Sonarpur, South Decision

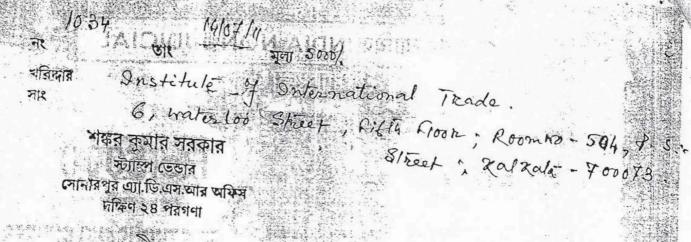
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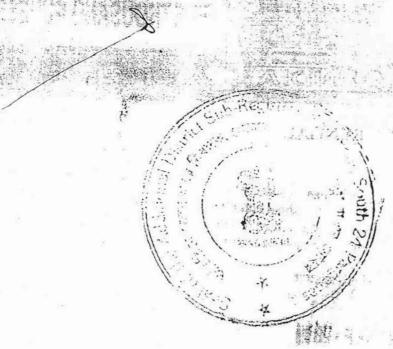
2NO!-23621/11

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 12th day of 5ep

Two thousand and Eleven.





Kimalendu Croxpoolong



Palash Roy

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Buisness

BETWEEN

SMT. DIPIKA GHOSH, wife of Sri Bimal Kumar Ghosh, & D/o of Late Birendra Nath Chakraborty, by faith- Hindu, by Nationality- Indian, by occupation - House Wife, residing at Premises No. 65A, Linton Street, P.S. - Beliapukur, Kolkat - 700 014, Being repesented by her Constituted Attorney SRI NIRMALENDU CHAKRABORTY, S/o Late Birendra Nath Chakraborty by faith - Hindu, by Nationality- Indian, by occupation - - Reirred Persan, residing at 42B, R. K. Chatterjee Road, P.S. - Kasba, Kolkata - 700042 empowered by and under a General Power of Attorney dated 4th October, 2010 duly registered in the office of the additional Registrar of Assurances - III at kolkata in Book No. - IV, CD Volume No. - 7, Pages 9205 to 9215 Being No. 05849 for the yera 2010, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the ONE PART.

AND

INSTITUTE OF INTERNATIONAL TRADE, a registered Charitable Trust having its registered offfice at Premises No. 6, Waterloo Street, Fifth floor, Room No. 504, Police Station -Hare Street, Kolkata-700 073 being represented by one of its Trustees DR. DHANPATRAM AGARWAL, son of Late Chandu Lal Agarwal, by faith- Hindu, by nationality- Indian, by occupation - Chartered Accoutant, hereainafter called and referred to as the "PURCHASER" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the OTHER PART.

WHEREAS one Sri Birendra Nath Chakraborty, son of Late Kalidas Chakraborty of Kalikapur, Police Station-Sonarpur, District 24 Parganas at present South 24 Parganas was the absolute owner of ALL THAT piece or parcel of rayata dakhali swatya bishista sa i land lying situate at Mouza- Kalikapur, J.L. No. 95, R.S. No. - 204, Touzi No. - 109, Pargana- Medanmalla comprised of R.S. Dag Nos. 1602, 1605, 1622, 1623, 1604 & 1624, appertaining to F.S. Khatian Nos. 827, 946, 242/972 & 975 under the Police Station of Sonarpur in the District of 24 Parganas at present South 24 Parganas along with other properties free from all encumbrances whatsoever

AND WHEREAS Smt. Nihar Bala Chakraborty, wife of said Sri Birendra Nath Chakraborty of Kakikapur, Police Station-Sonarpur, District - 24 Parganas at present South 24 parganas was the absolute owner of ALL THAT piece or parcel of rayata dakhali swatya bishista sali land lying situate at Mouza- Kalikapur, J.L. No. 95, R.S. No. 204, Touzi- No.- 109, Pargana- Madenmolla comprised of R.S. Dag No. 1603, appertaining to R.S. Khatian No:408 under the police station of Sonarpur in the Districxt of 24 Parganas at present South 24 parganas which was purchased by the said Smt. Nihar Bala Chakraborty by virtue of a Deed of K●bala duly registered in the office of the Sub-Registrar at Sonarpur in Book No. 1, Volume No. 18, Pages 309 to 314, Being No. 2902 for the year 1984 from Smt. Nihar Bala Ghosh, Smt. Niva Ghosh and Smt. Biva Ghosh and by virtue of another Deed of Kobala duly registered in the office of the Sub-Registrar at Sonarpur in Book No. 1, Volume No. 14, pages 411 to 413, being no. 2587 for the year 1984 from Sri Gour Hari Ghosh alias Sri Gouranga Ghosh, Sri Netai Chandra Ghosh, Sri Chintamoni Ghosh, Sri Krishna Mohan Ghosh and Sri Nilmoni Ghosh, all sons of Late Narendra Nath Ghosh60.57 (sixty point five seven) free from all encumbrances whetsoever.

AND WHEREAS while remained in absolute possession and enjoyment of the said plots of land said Birendra Nath Chakraborty and his wife the said Nihar Bala Chaktaborty died intestate leaving behind their surviving four sons namely Sri Amalendu Chakraborty, Sri Bimalendu

Chakraborty, Sri Nirmalendu Chakraborty & Sri Shyamalendu Chakraborty and four married daughters namely Smt. Aloka Bhattacharjee, Smt. Kalyani Mukherjee, Smt. Monika Banerjee & Smt. Dipika Ghosh as their only legal heirs and successors and accordingly upon the demise of said Birendra Nath Chakraborty and Nihar Bala Chakraborty their said legal heirs and successors jointly inherited the said plots of land to the extent of undivided 1/8th share each left by them according to the Hindu Succession Act, 1956.

AND WHEREAS subsequently the said Monika Banerjee died intestate without any issue leaving behind her surviving brothers and sisters the said Sri Amalendu Chakraborty, Sri Bimalendu Chakraborty, Sri Nirmalendu Chakraborty, Sri Shayamalendu Chakraborty, Smt. Aloka Bhattacharjee, Smt. Kalyani Mukherjee and Smt. Dipika Ghosh as her only legal heirs and successors and accordingly upon the demise of said Monika Banerjee her said legal heirs and successors jointly inherited the undivided 1/8th share of the said plots of land left by her according to the Hindu Succession Act, 1956.

AND WHEREAS by virtue of inheritence of the said Sri Amalendu Chakraborty, Sri Bimalendu Chakraborty, Sri Nirmalendu Chakraborty, Sri Shayamalendu Chakraborty, Smt. Aloka Bhattacharjee, Smt. Kalyani Mukherjee and Smt. Dipika Ghosh jointly inherited ALL THAT piece or parcel of rayata dakhali swatya bishista said sali land containing by estimation a total area of 359 (Three hundred fifty nine) sataks to the extent of undivided 1/7th share each i.e. 51.27 (fifty one Point Two Seven) sataks be the same a little more or less lying situate at Mouza-Kalikapur, J.L. No.- 95, R.S. No. 204, Touzi No.- 109, Pargana-Medanmalla comprised of R.S. Dag Nos. 1602, 1605, 1604, 1624 & 1603 appertaining to R.S. Khatian No. 827, 946, 975 & 408 and ALL THAT piece or parcel of rayata dakhali swatya bishista said sali land containing by estimation a total area of 18 (eighteen) sataks to be the same a little more or less lying situate at Mouza-Kalikapur, J.L. No.- 95, R.S. No. 204, Touzi No.- 109, Pargana-Medanmolla comprised of R.S. Dag No. 1224 appertaining to R.S. Khatian No. 959 under the Police Station of Sonarpur in the District of South 24 Parganas free from all encumbrances whatsoever.

AND WHEREAS the vandor hereig Smt. Dipika Ghosh thus became the absolute owner of ALL THAT piece or parcel of said rayata dakhali swatya bishista sati land containing by estimation an area of 51.27 (fifty one point Two Seven) sataks be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza-Kalikapur, J.L. No. 95, R.S. No. 204, Touzi No. 109, Pargana-Medanmalla comprised of R.S. Dag Nos. 1602, 1604, 1624 & 1603 appertaining to R.S. Khatian Nos. 827, 946, 975 & 408 under the Police Station of Sonarpur in the District of South 24 Parganas free from all encumbrances whatsoever.

AND WHEREAS while seized and possessed of the said sali land the Vendor herein decided and declared her intention to sell the land measuring an area of 51.27 (fifty one point two Seven) sataks be the same a little or more or less including all easement rights and appurtenances thereto lying situate at Mouza-Kalikapur, J.L. No. 95, R.S. No. 204, Touzi No.- 109, Pargana-Medanmalla comprised of R.S. Dag Nos. 1602, 1605, 1604, 1624 & 1603 appertaining to R.S. Khatian Nos. 827, 946, 975 & 408 under the Police Station of Sonarpur in the District of South 24 Parganas particulary mentioned and descibed in the Schedule hereunder written and hereafter referred to as the 'said property' absolutely and forever free from all encumbrances and on learning about the intention of the Vendor, the Purchaser herein approached the Vendor and expressed her intention and offered to purchase the said Property at or for the total consideration of Rs. 31,00,000/- (Rupees Thrirty one lac) only.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendor doth hereby assure and represent to the Purchaser as follows:

b) <u>THAT</u> the said Property is free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trurst whatsoever or howsoever.

c) <u>THAT</u> excepting the Vendor and none else has I have any right, title, interest, claim or demand whetsoever or howsoever in respect of the said property.

d) <u>THAT</u> there is no bar or impediment legal or otherwise of the Vendor in selling and transferring of the said property

e) <u>THAT</u> there is no acquisition or requisition proceeding pending nor the Vendor has been served with any notice of acquisition or requisition in respect of said property.

f) <u>THAT</u> no public demand of any kind whatsoever is outstanding against and *I* or payable by the Vendor in respect of said Property.

g) <u>THAT</u> there is no other occupiers and *I* or any bargadars in any manner whatscever and the said Property is in absolute possession of the Vendor herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 31,00,000/-(Rupees Thrirty one lac) only only paid by the Purchaser to the Vendor at or immediately before the execution of these presents, the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, its successors-in-office and assigns and every one of them and also the said property, she the Vendor as the absolute owner doth by these presents indefeasibly, grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser, its successors-in-office and assigns free from all encumbrances, attachments and other defects in title ALL THAT piece or parcel of the said Property containing by estimation an area of 51.27 (fifty one point two seven) sataks be the same a little more or less including all easement rights and appurtenances thereto particularly mentioned and described in the Schedule hereunder written OR HOWSOEVER otherwise the said property now or hereto were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGTHERWITH the land or ground, trees, fences, hedges, ditches, ways, waters, watercourses and benefits and advantages of ancient and other rights, liberties easements, privileges, appendages and appurtenances whatsoever thereto the said Property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and or every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equility of the Vender into and upon the said Property or every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law in equity of the Vendor into and upon the said Property or every part of thereof AND all deeds, pattas, muniments, writings and evidences of title which any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, her heirs, executors, administrators or representatives or any person or persons from whom he or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD CWN POSSES AND ENJOY the said Property and every part thereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser, its successors-in-office and assigns foreever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and

against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor doth hereby for herself, her heirs, executors, administrators, representatives and assigns convenant with the Purchaser, its successors-in-office and assigns THAT notwithstanding any act, deed or thing whatsoever by the Vendor had at all material times heretofore and now has good right, full transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed in intended so to be unto and to the use of the purchaser, its successors-in-office and assigns THAT notwithstanding any act, deed or thing whatsoever by the Vendor had at all material times heretofore and now has good right, full transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser, its success∝s-in-office and assigns in the manner aforesaid AND THAT the Purchaser, its successors-in-office and assigns shall and may at all times hereafter peacebly and quitely and quitely enter into hold, possess and enjoy the said Property and every part thereof with the absolute right to sell, mortgage, let out, lease out or transfer by way of gift or otherwise alienated the said property or any part or every part of thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for her AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor we I and sufficiently save indemnified of from and against all and all manner of claims, charges, lians, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the interest whatsoever in the said Property or any part thereof from under or in trust for her the Vendor shall and will from time to time and at all times hereafter at the request and costsof the Purchaser, its successors-in-office and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part of thereof unto and to the use of the Purchaser, its successors-in-office and assigns according to the use of the Purchaser, its successors -in-office and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor and all her heirs, executors, administrators, representatives and assigns shall at all times hereafter idemnify and keep indemnified the Purchaser, its successors -in-office- and assigns against losses, damages costs, charges and expenses if any suffered by reason reason of any defect in the title of the Vendor or any breach of the convenants hereinabove contained.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Sali land containing by estimation an area of 51.27 (fifty one point two seven) Sataks be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza-Kalikapur, J.L. No. 95, R.S. No. 204 Touzi No. 109, Pargana-Medanmolla comprised of R.S. Dag Nos. 1602, 1605, 1604, 1624 & 1603 appertaining to R.S. Khatian Nos. 827, 946, 975 & 408 under the Police Station of Sonarpur within the limits of Kalikapur 1 no. Gram Panchayet, Additional District Sub-Registration Office at Sonarpur in the District of South 24 parganas.

DETAILS OF THE LAND

R.S.	R.S.	Nature of	Total Area	Sold
Dag No.	Khatian No	Land	(in Satak)	(in Satak)
1602	827	Sali	200	28.57
1605	946	Sali	120	17.14
1604	975	* Sali	11	1.57
1624	975	Sali	11	1.57
1603	408	Sali	17	2.42
		Total	359	51.27

<u>IN WITNESSES WHEREOF</u> the parties herein have set and subscribed their respective hands and scales on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor at Kolkata in the presence of :

1.

2.

on constituted Attempt Dipinga Short

As a constituted Attorney of Vendor

RECEIPT

<u>RECEIVED</u> of and from the within named Purchaser the within mentioned sum of Rs. 31,00,000/- (Rupees Thrirty one lac) only, as full and final consideration money under these presents as per memo below:

MEMO OF CONSIDERATION

By Pay Order No. 1,69991	dated8.9.2011
drawn on H.D. F.C. Bank	Branch H. D. F. C. Stephen B. D. Bag
	Rs. Rs. 31,00,000/-
	(Rupees Thrirty one lac) only.

WITNESSES:

1. Palash Roj Kalikapur. 2. Olita Rym choknobity Soverfrom.

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As a constituted Attorney of Vendor
For Indition of International Trade

Drafted by:

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Managing Trustoes/Trustoes
Managing Trustoes/Trustoes

গ্ৰহীতা / দাতা অনামিকা

नाम: DHANDAT FAM AGHLUNGTING: Elayer Ron Djamel

For Institute of International Trade

গ্ৰহ্মীতা / দাতা

	বৃদ্ধাপুল	তৰ্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ভানহাত		, R			

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গ্ৰহীতা / দাতা

	বৃদ্ধাঙ্গুল	তজ্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
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Government of West Bengal

Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas

Signature / LTI Sheet of Serial No. 11975 / 2011, Deed No. (Book - I , 10394/2011)

Signature of the Presentant

Name of the Presentant	Signature with date
Nirmalendu Chakraborty	
	Winduan Chancobons
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Signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Nirmalendu Chakraborty Address -42 B, R K Chatterjee Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin : 700042	Attorney			Kimaterdy
			12/09/2011	12/09/2011	
2	Dhanpatram Agarwal Address -6, Waterloo Street, 5th Floor, Room No 504, Kolkata, Thana: -Hare Street, District: -Kolkata, WEST BENGAL, India, P.O Pin -700073	Self		LTI	Danjal Laur Sgam

ame of Identifier of above Person(s)

alash Roy ali kapur, Thana:-Sonarpur, District:-South 4-Parganas, WEST BENGAL, India, P.O. :- For Institute Communication of Ide

f Ident fier with Date

Managing Trustees / Trustee

Palash Roy 12/09/2011

(Biswork Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR

Government of West Bengal , Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue Office of the A. D. S. R. SONARPUR, District-South 24-Parganas

Signature / LTI Sheet of Serial No. 11975 / 2011, Deed No. (Book - I , 10394/2011)

Signature of the Presentant

Name of the Presentant	Signature with date
Nirmalendu Chakraborty	
	Mimaleron Charkooborg
	12914
	and the second

Signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Pint	Signature
1.	Nirmalendu Chakraborty	Attorney	A STATE OF	11 March	10-10
	Address -42 B, R K Chatterjee Road, Kolkata, Thana:-Kasba,		- 1, 14	11 11 11 11 1 1 1 1 1 1 1 1 1 1 1 1 1	Kimakady
	District:-South 24-Parganas,				andegout
	WEST BENGAL, India, P.O.:- Pin:-700042			《机器	O
				LTI	<u>:</u>
			12/09/2011	12/09/2011	2
2	Dhanpatram Agarwal	Self			
	Address -6, Waterloo Street,		1 - 3	STATE OF THE PARTY	Days Law Agen
	Sth Floor, Room No 504, Kolkata, Thana:-Hare Street,	a to the			
	District:-Kolkata, WEST				
	BENGAL, India, P.O.:- Pin :-700073		4 V 4 4 5	LTI	7
			12/09/2011	_ 12/09/2011	

lame of Identifier of above Person(s)

alash Roy (alikapur, Thana:-Sonarpur, District:-South 4-Parganas, WEST BENGAL, India, P.O.

Ident fier with Date

Managing Trustee/Trustee

ADDITIONAL DISTRICT SUB-REGISTRAR Office of the A. D. S. R. SONARPUR



Government Of West Bengal Office Of the A. D. S. R. SONARPUR District:-South 24-Parganas

District:-South 24-Parganas

Endorsement For Deed Number: I - 10394 of 2011

(Serial No. 11975 of 2011)

3n

Payment of Fees:

On 12/09/2011

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: 23,4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act. 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

nount By Cash

Rs. 34103/-, on 12/09/2011

(Under Article: A(1) = 34089/- E = 14/- on 12/09/2011)

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.-3100000/-

Certified that the required stamp duty of this document is Rs.- 186020 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

- 1. Rs. 49000/- is paid, by the draft number 089388, Draft Date 10/09/2011, Bank Name State Bank of India, SONARPUR, received on 12/09/2011
- 2. Rs. 49000/- is paid, by the draft number 089389, Draft Date 10/09/2011, Bank Name State Bank of India, SONARPUR, received on 12/09/2011
- 3. Rs. 49000/- is paid, by the draft number 089390, Draft Date 10/09/2011, Bank Name State Bank of India, SONARPUR, received on 12/09/2011
- 4. Rs. 34020/- is paid, by the draft number 089401, Draft Date 10/09/2011, Bank Name State Bank of India, SONARPUR, received on 12/09/2011

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

Presented for registration at 13.01 hrs on :12/09/2011, at the Office of the A. D. S. R. SCNARPUR by Nirmalendu Chakraborty, Executant.

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

Execution is admitted on 12/09/2011 by

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2



Government Of West Bengal Office Of the A. D. S. R. SONARPUR District:-South 24-Parganas

Endorsement For Deed Number : I - 10394 of 2011 (Serial No. 11975 of 2011)

1. Dhanpatram Agarwal

Trustee, Institute Of International Trade, 6, Waterloo Street, 5th Floor, Room No. - 504, Kolkata. Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin:-700073.

By Profession: Professionals

Identified By Palash Roy, son of Sudha Sankar Roy, Kalikapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O.:-, By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

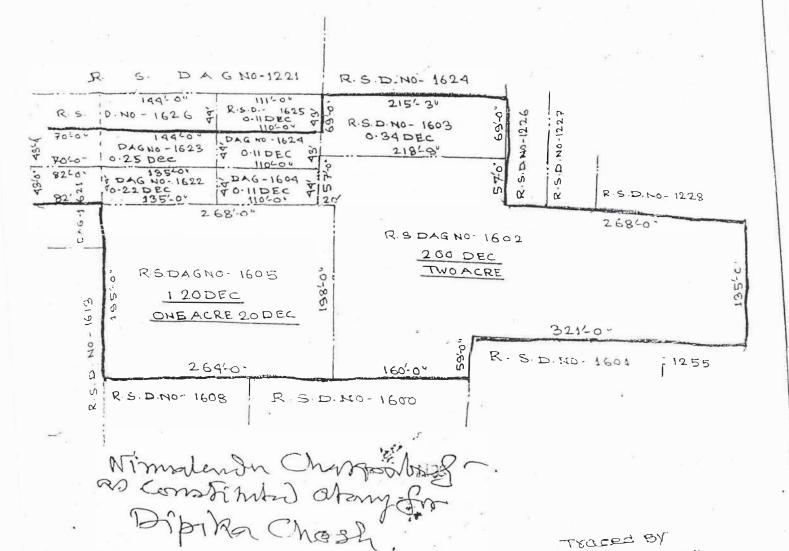
1. Nirmalendu Chakraborty, son of Lt. Birendra Nath Chakraborty, 42 B, R K Chatterjee Road, Kolkata. Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin -700042 By Caste Hindu By Profession: Retired Person, as the constituted attorney of Dipika Ghosh is admitted by him

Identified By Palash Roy, son of Sudha Sankar Roy, Kalikapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O.:-, By Caste: Hindu, By Profession: Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

ADDITIONAL DISTRICT SUB-REGISTRAL

PLAN SHOWING ON R.S. DAG NO-1602, 1603, 1605, 1604, 1624-1627
1622, 1623, IN PART OF MOUZA- KALIKAPUR, J.L. NO-95;
P.S. SOUTH 24 PGS. W.B. SCALE- 1"= 100-0"



Traced By

Rongin Masker

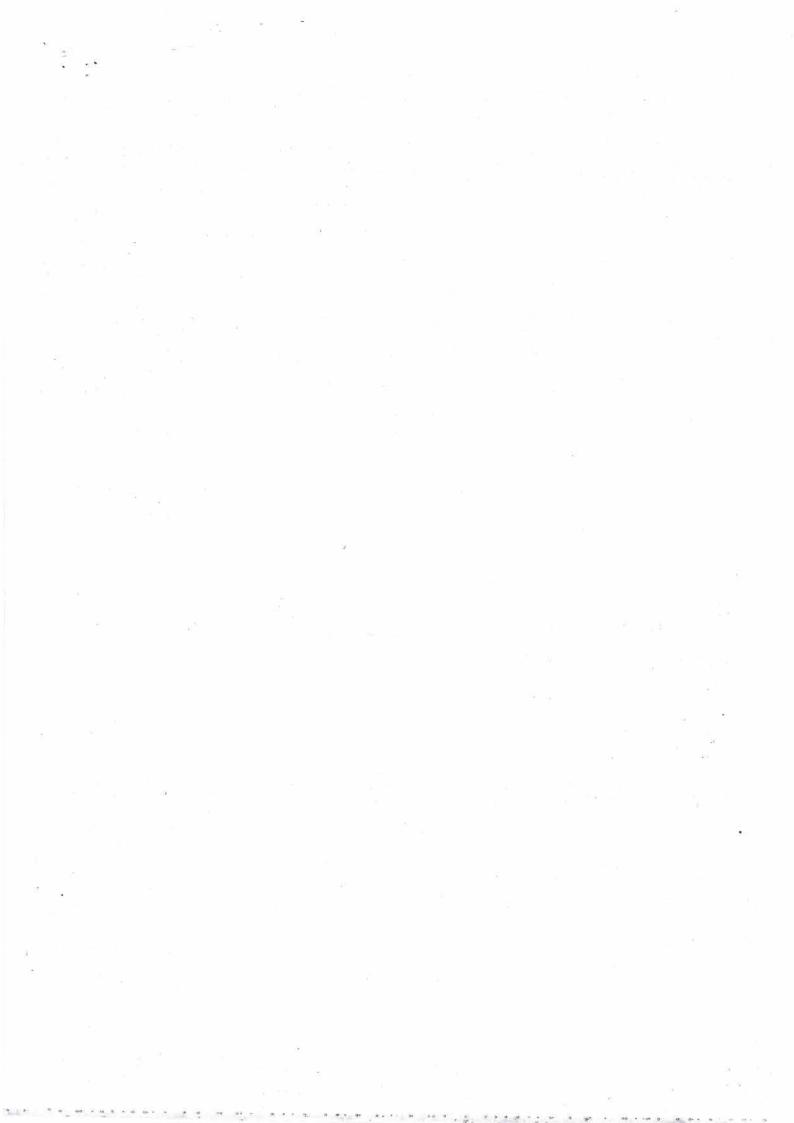
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Po+P.3. Somorpur

D18+-24 P85:57

S/L.Mo. SRY/101/30



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 24 Page from 3839 to 3851 being No 10394 for the year 2011.



(Biswajit Dey) 12-September-2011 ADDITIONAL DISTRICT SUB-REGISTRAR Office of the A. D. S. R. SONARPUR West Bengal