

12924

P-12300/17 12299/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 855229

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

11 DEC 2017

REGISTERED BOUNDARY DECLARATION

THIS DECLARATION made this the ...th Day of December, 2017, Two Thousand Seventeen

6229

নং 31/03/17 মূল্য 100/-

ক্রেতার নাম

স্ট্যাম্প ভেতার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও

মোট স্ট্যাম্প ক্রয় তাং

চলান নং মোট কত টাকা খরচ

টেক্সারী বারাকপুর ভেতার-মিতা দত্ত

Ascom Infrastructure India Ltd

31 Indra Binwan Rd.

K.P. 37

20 MAR 2017

950000



Additional District Sub-Registrar
Rajerhat, New Town, North 24-Pgs

11 DEC 2017

represented by the Director Mr. Laxman Jaiswal (PAN:ACSPJ6338E) son of Late Basdeo Jaiswal, of M/S ASCON INFRASTRUCTURE (INDIA) LIMITED (PAN:AAHCA7166K), by faith Hindu, by occupation-business, of 31, Indra Biswas Road, post office - Belgachia, police station- Tala, in the District- North 24 Parganas, West Bengal, Kolkata - 700037, on the basis of Registered General Power of Attorney & Registered Development Agreement do hereby jointly solemnly affirm and undertake as follows:-

1) SALIM MAKKAR (PAN:AEOPM4916K) 2) ABUBACKER MAKKAR (PAN:AJYPA7335B) 3) SM. RABIA MAKKAR (PAN:AFCPM0424P) no. 1) and 2) are sons and no. 3) widow of Late Karukunnath Abubacker Makkar, 4) SM. SHAHANAS SALEEM (PAN:ASHPS9508A), wife of Salim Makkar, 5) SM. NAJMA YUSUF (PAN:ABJPY8431F), daughter of Late Karukunnath Abubacker Makkar, (6) FARDAAN MAKKAR (PAN:AUFPM6831J) son of Salim Makkar, no. 1 to 6 all by faith Islam, all by Nationality - India, all by occupation Landholder and all of 25B, Royed Street, Police Station - Park Street, Kolkata - 700016, and (7) M/S SOUND OF ARTS INTERNATIONAL a partnership firm duly registered under the Indian Partnership Act. 1932, with the aforesaid Salim Makkar and Abubacker Makkar as its only two partners and having its place of business at Flat no. 9, 2nd floor, Commerce House, 2, Ganesh Chandra Avenue, Kolkata - 700013, represented by the Director Mr. Laxman Jaiswal son of Late Basdeo Jaiswal, of M/S. ASCON INFRASTRUCTURE (INDIA) LIMITED, by faith Hindu, by occupation-business, of 31, Indra Biswas Road, post office - Belgachia, police station- Tala, in the District- North 24 Parganas, West Bengal, Kolkata - 700037, do hereby jointly solemnly affirm and undertake as follows:-



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

11 DEC 2017

**NOW THIS DEED OF AMALGAMATION WITNESSETH
AS FOLLOWS:-**

1) That we the land owners serial no. 1 to 7 are the absolute owners of piece and parcel of presently amalgamated into single property land containing an area of 158 Cottahs 6 Chittacks 42 Sft. (as per Deeds) and on actual measurement it is found to be 156 cottahs 6 Chittacks 24 Sft. (as per physical possession) be the same a little more or less together with the structures and building at present standing thereon being and situated Mouza Hatiara, J. L. NO. 14, Touzi no. 1074 and 169, R. S. no. 188 and 189 previous R. S. Khatian no. 1820, 1614, 1376, 863, 1066, 2114, 1419, 1418, 1273, 1299, 1416 and previous LR Khatian nos. 3048, 1442, 2091, 2092, 2093, 2094, 2096, 2097, 2098, 2099, 2109, 3050, 3051, 3052, 2247, & 2095 and present L.R. Khatian no. 2107, 10805, 10804, 2108, 2114, 2113 and 2110, in R. S. & L. R. Dag no. 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, & 661 under ward no. 13 of Rajarhat Gopalpur Municipality presently Bidhannagar Municipal Corporation, P. S. New Town, A. D. S. R. Bidhan Nagar, Kolkata - 700136, District North 24 Parganas, described in plan annexed hereto and thereon and colored in Red verge line by way of eighteen registered Deed of Sale as follows.



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

11 DEC 2017

Name	Deed No.	Year	Area Of Land
SALIM MAKKAR	3258	1986	22.838Cottahs
ABUBACK ER MAKKAR	24593,6032	1987,198 6	0.096Cottahs,13 Cottahs,
SM.RABIA MAKKAR	3295	1986	23.29 Cottahs,
SM.SHAH ANAS SALEEM	01773,04249,01771	2011,201 0,2011	6.99Cottahs,14 chittacks,13sq.ft., 1.21 Cottahs,1.27katha
SM.NAJM A YUSUF	6027	1986	13 Cottahs,4 cht.
FARDAAN MAKKAR	10354	2013	3Cottahs,5chittack s,43sq.ft.
M/S. SOUND OF ARTS INTERNA TIONAL	06655,06666,00070,0353 8,00071,03532	2003,200 4	15 Cottahs,6 chi.,37 sq.ft.,3Cottahs,13c hi,31sq.ft.,7 Cottahs,13 chi.37sq.ft.,11Cott ahs,10chi,3 Cottahs,18 sq.ft.,3 Cottahs,
KARUKUN NATH ABUBACK ER MAKKAR	3257,8222,3257	1986,	15.73Cottahs,4 Cottahs,9.70 Cottahs
TOTAL			158Cottahs,6chitta ks,42sq.ft.



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

11 DEC 2017

- 2) Those owners propose to construct residential building in the aforesaid premises with the help and technical no-how of the Developer M/S ASCON INFRASTRUCTURE (INDIA) LTD. The actual boundary line of the property which is fully mentioned below and shown in the plan annexed demarcated in Red border.
- 3) That we shall be liable for disputes of any nature with our neighbours in any manner whatsoever regarding the boundary of the said land in future.
- 4) That there is no legal litigation and/or any dispute with our adjacent other land owners and for such reasons the appropriate authority i.e. Bidhannagar Municipal Corporation or any financial Institution both Nationalized and/or Private will not be liable for any such litigation over the said property on any event whatsoever.
- 5) That annexed site plan is a part of this Declaration.
- 6) That the boundary of four side of the said premises i.e. plot of 'Housing Complex' land measuring 158 Cottahs 6 Chittacks 42 Sft. (as per Deeds) 156 (one hundred fifty six) cottahs 06 (six) chittakhs 24 sq.ft more or less (as per physical possession) be the same a little more or less together with the structures and building at present standing thereon being and situated at Mouza - Hatiara, J. L. NO.14, Touzi no. 1074 and 169, at R.S. no. 188 and 189, previous R.S. Khatian no. 1820, 1614, 1376, 863, 1066, 2114, 1419, 1418, 1273, 1299, 1416 and previous L.R. Khatian no. 3048, 1442, 2091, 2093, 2094, 2096, 2097, 2098, 2099, 2109, 3050, 2247, &



Additional District Sub-Registrar
Rajamat, New Town, North 24-Pgs

11 DEC 2017

2095 and present L.R. Khatian no. 2107, 10805, 10804, 2108, 2114, 2113 and 2110, R.S. & L.R. Dag nos. 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639 & 661, under ward no. 13, of the Bidhannagar Municipal Corporation, P.S. - New Town Rajarhat, A.D.S.R- Bidhannagar, Kolkata - 7000136, Dist: 24 parganas(north) described in plan annexed hereto and hereto and thereon and colour Red, which is butted and bound as follows:-

On the North: by the Municipal Road (Netropara) Roypara.

On the South : by the land of Hazi Md. Hanif & S.K. Yasin Ali,

On the East : by the land of Ampee Mondal & Ancesuddin Azad.

On the West : by land of Jazi Md. Hanif Sardar and
Municipality Road (Purbo para)

That each and every statement made above in the paragraphs nos. 1 to 6 are true to the best of my knowledge and belief.



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

11 DEC 2017

IN WITNESSES WHEREOF the executants put the respective signature on this there ..11th day of ...December 2017.

WITNESSESS

1. *Sabyasachi Bhattacharya*
31, *Indra Bhasin Road*
Kolkata - 700037

1. *Solim Makkar*
2. *Abubacker Makkar*
3. *Sm. Rabia Makkar*
4. *Sm. Shahana Saleem*
5. *Sm. Najma Yusuf*
6. *M/s Sound of Arts International*
7. *Fardean Makkar*
all by the pen of their Constituted attorney
under a registered general power of
attorney dt. 20.01.2012 & 30.08.2013 & 06.10.2017

[Signature]
Signature
(Laxman Jaiswal)

DECLARANT

2. *Kalpana Pandey*
3/3, Hokenath Chatterjee Bye Lane,
P.O. Shibpur
Dist. Howrah
PIN- 71102

Drafted by

Sekhar Kanti Das

Advocate Sekhar Kanti Das

Presidency Small Cause Court Bar

Association at Calcutta 2&3, K.S.Roy

Road 4th Floor, Kolkata-1

Regn. No. WB-712/1985

1. Mr. Subodh Kumar
2. Mr. Subodh Kumar
3. Mr. Subodh Kumar
4. Mr. Subodh Kumar
5. Mr. Subodh Kumar
6. Mr. Subodh Kumar
7. Mr. Subodh Kumar
8. Mr. Subodh Kumar
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96. Mr. Subodh Kumar
97. Mr. Subodh Kumar
98. Mr. Subodh Kumar
99. Mr. Subodh Kumar
100. Mr. Subodh Kumar

(Signature)



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

11 DEC 2017



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

11 DEC 2017

आयकर विभाग
INCOME TAX DEPARTMENT
LAXMAN JAISWAL
BASDEO JAISWAL
06/05/1967
Permanent Account Number
ACSPJ6338E
Signature
भारत सरकार
GOVT. OF INDIA
17012015

Self Attested

Signature

इस कार्ड के खोने / चाने पर कृपया सूचित करें। लीडरः
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मॉडल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नरूप 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, NSDL
5th floor, Mantri 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



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASCON INFRASTRUCTURE (INDIA)
LIMITED



01/04/2009

Permanent Account Number

AAHCA7166K

06/02/2015

ASCON INFRASTRUCTURE (INDIA) LTD.

Director

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने।
आयकर पैन सेवा इकाई, एनएस डी एल
5 वी भवन, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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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





ELECTION COMMISSION OF INDIA

ভাৰতৰ নিৰ্বাচন কমিশ্যন

IDENTITY CARD

BGN2153468

পৰিচয় পত্ৰ



Elector's Name Lasman Jaiswal

নিৰ্বাচকৰ নাম লক্ষ্মণ জৈসৱাল

Father's Name Bando Jaiswal

পিতৃৰ নাম বান্দো জৈসৱাল

Sex M

লিং পুৰুষ

Age as on 1.1.2005 35

১ জানুৱাৰী ২০০৫ চনত বয়স ৩৫

Address:

31 INDRA BISWAS ROAD CHITPUR Kolkata 700037

ঠিকনা:

৩১ ইন্দ্ৰা বিসৱাস ৰোড চিটপুৰ কলকাতা ৭০০০৩৭

VE

Facsimile Signature
Electoral Registration Officer
Sector 10, Kolkata

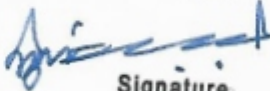
Assembly Constituency: 160-Baligachha West

নিৰ্বাচন ক্ষেত্ৰ : ১৬০-বালিগাছা পশ্চিম

District: Kolkata (জেলা: কলকাতা)

Date: 14.03.2005 (তাৰিখ: ১৪.০৩.২০০৫)

Self Attested


Signature



SIGNATURE OF THE
PRESENTANT/EXECUTANT/
SELLER/BUYERS/CLAIMANT
WITH PHOTO

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

L.H. BOX- SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS



[Handwritten signature]

	Little	Ring	Middle	Fore	Thumb
	[Left Hand]				
	Thumb	Fore	Middle	Ring	Little
	[Right Hand]				
ATTESTED					
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	[Left Hand]				
	Thumb	Fore	Middle	Ring	Little
	[Right Hand]				
ATTESTED					
	Little	Ring	Middle	Fore	Thumb
	[Left Hand]				
	Thumb	Fore	Middle	Ring	Little
	[Right Hand]				
ATTESTED					



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

11 DEC 2017

Major Information of the Deed

Deed No :	I-1523-12300/2017	Date of Registration	11/12/2017
Query No / Year	1523-1000405994/2017	Office where deed is registered	
Query Date	11/12/2017 12:23:36 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	S Biswas Nimta, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 9830754410, Status : Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 27/-	Rs. 31,71,29,898/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 7/- (Article: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:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hatiara Road, Mouza: Hatiara

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-627	LR-1442	Bastu	Danga	6 Dec	1/-	72,72,730/-	Property is on Road Adjacent to Metal Road,
L2	LR-626	LR-1442	Bastu	Danga	5 Dec	1/-	60,60,608/-	Property is on Road Adjacent to Metal Road,
L3	LR-661	LR-3048	Bastu	Danga	2 Dec	1/-	24,24,243/-	Property is on Road Adjacent to Metal Road,
L4	LR-626	LR-1415	Bastu	Danga	14 Chatak 13 Sq Ft	1/-	17,86,112/-	Property is on Road Adjacent to Metal Road,
L5	LR-629	LR-2109	Bastu	Danga	3 Katha	1/-	60,00,002/-	Property is on Road Adjacent to Metal Road,
L6	LR-627	LR-3050	Bastu	Danga	3 Katha 18 Sq Ft	1/-	60,50,002/-	Property is on Road Adjacent to Metal Road,
L7	LR-627	LR-2092	Bastu	Danga	19.2 Dec	1/-	2,32,72,734/-	Property is on Road Adjacent to Metal Road,
L8	LR-628	LR-2091	Bastu	Danga	3 Katha 13 Chatak 31 Sq Ft	1/-	77,11,114/-	Property is on Road Adjacent to Metal Road,
L9	LR-627	LR-2096	Bastu	Danga	15 Katha 6 Chatak 37 Sq Ft	1/-	3,08,52,788/-	Property is on Road Adjacent to Metal Road,
L10	LR-634	LR-1614	Bastu	Danga	31.25 Dec	1/-	3,78,78,800/-	Property is on Road Adjacent to Metal Road,
L11	LR-635	LR-1614	Bastu	Danga	6.25 Dec	1/-	75,75,760/-	Property is on Road Adjacent to Metal Road,





L12	LR-630	LR-1376	Bastu	Bastu	5 Katha	1/-	1,00,00,003/-	Property is on Road Adjacent to Metal Road,
L13	LR-631	LR-1614	Bastu	Danga	8 Katha 4 Chatak	1/-	1,65,00,006/-	Property is on Road Adjacent to Metal Road,
L14	LR-630	LR-1376	Bastu	Danga	5 Katha	1/-	1,00,00,003/-	Property is on Road Adjacent to Metal Road,
L15	LR-631	LR-1614	Bastu	Danga	8 Katha	1/-	1,60,00,005/-	Property is on Road Adjacent to Metal Road,
L16	LR-639	LR-1066	Bastu	Bastu	4 Katha	1/-	80,00,002/-	Property is on Road Adjacent to Metal Road,
L17	LR-637	LR-863	Bastu	Danga	7 Dec	1/-	84,84,851/-	Property is on Road Adjacent to Metal Road,
L18	LR-588	LR-1275	Bastu	Danga	4 Dec	1/-	48,48,486/-	Property is on Road Adjacent to Metal Road,
L19	RS-593/614	RS-1416	Bastu	Danga	5 Dec	1/-	60,60,608/-	Property is on Road Adjacent to Metal Road,
L20	LR-636	LR-1419	Bastu	Danga	9.25 Dec	1/-	1,12,12,125/-	Property is on Road Adjacent to Metal Road,
L21	LR-637	LR-863	Bastu	Danga	7.75 Dec	1/-	93,93,942/-	Property is on Road Adjacent to Metal Road,
L22	LR-633	LR-1418	Bastu	Danga	4 Dec	1/-	48,48,486/-	Property is on Road Adjacent to Metal Road,
L23	RS-592/1614	RS-1416	Bastu	Shali	5 Dec	1/-	60,60,608/-	Property is on Road Adjacent to Metal Road,
L24	LR-661	LR-3048	Bastu	Danga	3 Katha 5 Chatak 43 Sq Ft	1/-	67,44,446/-	Property is on Road Adjacent to Metal Road,
L25	LR-627	LR-2247	Bastu	Danga	7 Katha 13 Chatak 37 Sq Ft	1/-	1,57,27,783/-	Property is on Road Adjacent to Metal Road,
L26	LR-634	LR-1273	Bastu	Danga	32 Dec	1/-	3,87,87,891/-	Property is on Road Adjacent to Metal Road,
L27	LR-635	LR-1614	Bastu	Danga	6.25 Dec	1/-	75,75,760/-	Property is on Road Adjacent to Metal Road,
TOTAL :					261.6321Dec	27 /-	3171,29,898 /-	
Grand Total :					261.6321Dec	27 /-	3171,29,898 /-	

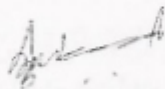




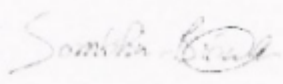
Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASCON INFRASTRUCTURE INDIA LIMITED 31, Indra Biswas Road, Belgachhia, P.O:- Tala, P.S:- Tala, District:-North 24-Parganas, West Bengal, India, PIN - 700037, PAN No.: AAHCA7166K, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Laxman Jaiswal (Presentant) Son of Mr Basdeo Jaiswal Date of Execution - 11/12/2017, , Admitted by: Self, Date of Admission: 11/12/2017, Place of Admission of Execution: Office	 Dec 11 2017 3:53PM	 LTI 11/12/2017	 11/12/2017
31, Indra Biswas Road, Belgachhia, P.O:- Belgachhia, P.S:- Tala, District:-North 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : ASCON INFRASTRUCTURE INDIA LIMITED (as Director)				

Identifier Details :

Name & address	
Mr Sombhu Biswas Son of Mr Ajay Biswas K K Ramdas Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Laxman Jaiswal	
	11/12/2017

Endorsement For Deed Number : I - 152312300 / 2017





11-12-2017

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 15:47 hrs on 11-12-2017, at the Office of the A.D.S.R. RAJARHAT by Mr Laxman Jaiswal .

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

Execution is admitted on 11-12-2017 by Mr Laxman Jaiswal, Director, ASCON INFRASTRUCTURE INDIA LIMITED, 31, Indra Biswas Road, Belgachhia, P.O:- Tala, P.S:- Tala, District:-North 24-Parganas, West Bengal, India, PIN - 700037

Identified by Mr Sombhu Biswas, , Son of Mr Ajay Biswas, K K Ramdas Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 6239, Amount: Rs.100/-, Date of Purchase: 31/03/2017, Vendor name: M Dutta



Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 363439 to 363457
being No 152312300 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.12.15 14:43:10 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 12/15/2017 2:42:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)