12431/2021 11563/21

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

A.R.A. III

AC 885967

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached with this document are the part of this document.

Additional Registrar of Assurance-III, Kolkata

Ref No 1903-21, 1902/32/2021

DEED OF CONVEYANCE

V.C.W. 2161/21

THIS DEED OF CONVEYANCE is made on this the 8th day of October in the year Two Thousand Twenty One **BETWEEN**

Additional Registrar of Assurance-III, Kolkata

25 07 30 00 55 00

40184

27 SEP 2021

No.....Rs.-50/- Date.....

Name:.....B. C. LAHIRI Advocate

Address:.....ALIPUR JUDGE COURT

Vendor:.....KOL-27

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Additional Registrar of Assurances III Kolkata

Identified by me
Surajit Sen Gupta
Advocate
Alipore Police Court
Kol-27

(1) RAUFA ABEDIN @ MUSAMMAT RAUFUNNESSA BEGUM w/o M.Z. Abedin, D/o Late Abdur Rouf, **Pan No. ARZPZ8015H,** Aadhaar no. 570348474137, by faith – Muslim, by occupation – Retired, residing at 2A, Chittaranjan Avenue, P.O.- Princep Street, P.S. – Bowbazar, Kolkata – 700072, District - Kolkata, West Bengal, **(2) MUSAMMAT MUMTAZ BEGUM @ MOMTAJ RAUF,** D/o Late Abdur Rouf, **Pan No. AEEPR2199P,** Aadhaar no. 402112258482, by faith – Muslim, by occupation – Retired, residing at 2A, Chittaranjan Avenue, P.O.- Princep Street, P.S. – Bowbazar, Kolkata – 700072, District - Kolkata, West Bengal, hereinafter called and referred to as **"THE VENDORS"** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and assigns) of the **ONE PART.**

AND

FEROJ BEG @ FEROZ BEG, Pan No. AEGPB9458R, **Aadhaar no. 688776675653,** son of Late Haroon Rashid Beg, by occupation - Service, by faith – Islam, residing at 14, Chandni Chowk Street, P.O.- Princep Street, Police Station – Bowbazar, Kolkata- 700072, District - Kolkata, West Bengal, hereinafter called and referred to as "THE PURCHASER" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and

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Assurances III Kolkata

assigns) hereto of the SECOND PART.

WHEREAS one **Munsi Abdul Gani Sarkar** s/o Late Rajab Ali Sarkar was seized and possessed of All that piece and parcel of land measuring about 3 cottahs 4 chittacks and 32 sq.ft. along with three storied building situated at being premises no. 18A, Temple Street, Kolkata – 700072, by way of a registered partition deed dated 10th March 1921.

AND WHEREAS during his enjoyment over the property by **Munsi Abdul Gani Sarkar,** he gifted to his elder son **Munsi Abdur Rauf Sarkar** All that piece and parcel of land measuring about 3 cottahs 4 chittacks and 32 sq. ft. along with three storied building situated at being premises no. 18A, Temple Street, Kolkata – 700072 **by way of a Heba -Bil- Ewaj Ettaj Patra written in Bengali and** registered in the Office of the Registrar of Calcutta and recorded in **Book no. – I, Volume no. 54, pages 50 to 51, being no. 1262 for the year 1930**.

AND WHEREAS Munsi Abdur Rauf Sarkar, since deceased became the owner of various properties and after his death one of his legal heir namely Musammat Hasina Begum filed a partition suit vide Case no. – 1634 of 1959 against the other legal heirs of Munsi Abdur Rauf Sarkar, since deceased and by virtue of the said partition suit the vendors herein are jointly entitled to All that piece and parcel of land measuring about 3 cottahs 4 chittacks and 32 sq.ft. along with three

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Assurances in Kolkata

storied building situated at being premises no. 18A, Temple Street, Kolkata – 700072.

AND WHEREAS the said Decree was registered in the office of the Registrar of Calcutta and recorded in Book No. – I, Vol. - 388, pages from 60 to 71, Being No. 1829 for the year 1991 and accordingly the vendors herein mutated their name before the Kolkata Municipal Corporation and the Assessee no. is 110474200504.

AND WHEREAS the vendors herein being in need of money and unable to maintain the property which is fully tenanted decided and declared to sell in as is where is basis All that piece and parcel of land measuring about **3 cottahs 4 chittacks and 32 square** feet along with three storied structure standing thereon at being **premises no. 18A, Temple Street,** Police Station – Bowbazar, Kolkata- 700072, which is free from all encumbrances, charges, liens, apart from the existing tenants, to anybody and had been searching for a buyer for many years.

AND WHEREAS knowing the said declaration of the vendors herein the purchaser herein who resides in the locality has offered to the vendors herein for purchasing the said All that piece and parcel of **3 cottahs 4 chittacks and 32 square** feet along with three storied fully tenanted structure having 1600 SQ.FT. in each floor i.e. total 4800 sq.ft.

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standing thereon at being **premises no. 18A, Temple Street,** Police Station – Bowbazar, Kolkata- 700072, for the sake of brevity said **Bastu Land with three storied tenanted structure standing thereon** to be called and referred to as the **"Said Property"** which is morefully described and written in the **"SCHEDULE"** hereunder, at a total Consideration price of Rs. 2,00,00,000/- (Rupees Two Crore) **only** and the vendors herein have agreed to sell at the offered price of the purchaser since it is the highest price they have got in all these years and the purchaser herein have agreed to purchase the said tenanted property, which is morefully described and written in the **Schedule** hereunder, at a total consideration price of Rs. 2,00,00,000/- (Rupees Two Crore) **only** which is the highest market price of the said property as per prevailing market.

AND WHEREAS the purchaser herein entered into an unregistered agreement for sale with the vendors herein dated ...30../11/20 and paid an amount of Rs. 30,00,000/- (Rupees Thirty Lakhs) and additional Rs. 10,00,000/- totalling 40lac only as earnest money and thereafter vide a supplementary agreement dated ..26..../06/21 and paid an additional sum of Rs. 1,00,00,000/- (Rupees One Crore) apart from the previous amount of Rs. 40,00,000/- (Rupees Forty Lakhs) out of the agreed total sum of Rs. 2,00,00,000/- (Rupees Two Crore) and the Vendors herein received the same with proper receipt and the other terms and conditions were written and mentioned therein.

Mantoy Roy

Additional Registrar of
Assurances III Kolkata

AND WHEREAS as per terms of the said Deed of Agreement for Sale dated ...20.../11/20, and supplementary Agreement for sale dated 26/6/2021 the Vendors herein have agreed to sell and the Purchaser herein have agreed to purchase the **Said Property** with common parts, common conveniences, common amenities and facilities thereto belonging to the said property and the said structure at or for Rs. 2,00,00,000/- (Rupees Two Crore) **only**, which has been paid by the purchaser herein to the Vendors herein and the possession thereof has already been delivered to the purchaser herein by the Vendors.

AND WHEREAS all the parties herein have discussed among themselves regarding the terms and conditions on which the **Said Property** can be sold out and purchased and all the parties herein have accepted the terms and conditions as written hereunder after verifying and being satisfied about the genuinity of all the documents related to the said property.

NOW THIS DEED WITNESSETH that in consideration of the said sum of Rs. 2,00,00,000/- (Rupees Two Crore) **only** of the true and lawful money of the Union of India in hand well and truly paid by the Purchaser to the Vendors herein as per Memo of Consideration mentioned below on or before the execution of these presents the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof the Vendors doth hereby

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acquit, release and forever discharge the said Purchaser and also the **said property,** morefully and particularly written and described in the Schedule hereunder, the Vendors herein doth hereby grant convey, transfer, sell, assign and assure unto the Purchaser of all that said property **TOGETHER WITH** all easement and appurtenance attached therein including all right of easement of the said property and, more fully and particularly described and written in the Schedule hereunder **OR HOWSOEVER OTHERWISE** the said property thereof now are or hereto before were or was situated, butted and bounded called known numbered and described or distinguished **TOGETHER WITH** all passages, common fences and all rights, liberties, privileges, easements and appendages and appurtenances to the said property belonging to or in anywise appertaining to or have or at any time hereto held, acquired, enjoyed, reputed, deemed taken or known or part parcel of number thereof or appurtenant thereto **AND** all the estate rights, title, interests, inheritances use trust possession in the property claim and demand whatsoever both at law and in equity of the Vendors whatsoever into and upon the said property or any part thereof together with all deeds, documents writings and evidences of title, whatsoever which exclusively related to or concerning the said property and/ or any part thereof which are now are hereinafter shall or may be in the custody power or control of the Vendors or any other person or persons from whom they can or may procure

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the same without any action or suit **AND TO HAVE AND TO HOLD** the said property described in the Schedule herein or expressed or intended so to be with them AND to the use of the Purchaser absolutely and forever and witnessed that all rates, taxes and impositions have been duly paid by the Vendors to the respective authorities as on this date and nothing is due and payable in respect of the said scheduled property or any part thereof as on date and that the Vendors shall not be liable for payment of any rates, taxes and impositions that may be levied by any competent authority even if such payments or demands relate to a period before the date of sale and such demands shall be met by the purchasers, **AND THAT NOTWITHSTANDING** any act deed thing by the Vendors done executed and/or knowingly suffered to the contrary, the Vendors now have good rightful power and is now lawfully rightly and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted or expressed so to be and every part for perfect and indefeasible estate and inheritance without any right to alter, defeat, encumber or make void the same **AND NOTWITHSTANDING** any such act deed or thing whatsoever power to convey the said property and hereby conveyed or expressed so to be unto and to the use of the Purchaser in absolute and forever and in the manner aforesaid and the Vendors are divested from right, title, interest and possession from the said property to the Purchaser and the Purchaser is put in khas

SUBJECT TO ASSURANCE

CALCUTTA

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Assurances-I, Kolkata

possession of the same from today and the Purchaser shall and may at all times hereinafter subject to the payment or rents and other outgoings payable to the K.M.C., peacefully and quietly possess and enjoy the said property and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons from the Vendors and that free and clear and freely and clearly and absolutely raised harmless and keep indemnified against all estate and encumbrances created by the Vendors or any person or persons lawfully and equitably claiming from under or in trust for them **FURTHER THAT** the Vendors and all persons having lawfully and equitably claiming any estate and interest in the said property or any part thereof under or in trust for the Vendors herein shall and will from time to time and at all time hereinafter at the request and cost of the Purchaser do and execute or cause to be done such act, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof and to the use of the Purchaser herein in the manner aforesaid as shall or may be reasonably required.

BE IT STATED THAT the Vendors herein shall support any application made by the Purchaser for mutation of his name in Office of the K.M.C and any competent authority, the cost of the Purchaser herein do all that it may be required to do for that purpose.

The Vendors herein also declares that the said property hereby

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Assurances-I

sold has not been previously leased, mortgaged, sold nor in any way transferred (apart from the tenants) and there is no charge, lien, lispendens or any attachment whatsoever. There is no case, suit or proceeding pending before any Court of Law against the said property. The Vendors herein have sold the said property while having good, clear and marketable title therein and free from all encumbrances (except tenants) and delivered peaceful vacant and khas possession of the said property to the Purchaser herein.

If any of the Statements or covenants made herein before by the Vendors herein are found to be false, untrue or any defect in title is detected hereinafter, or any person claims to be the owner of the property other that the Vendors herein then the Vendors and their heirs, successors and assigns shall and will be liable for the same.

If any error or omission is found to have taken place in this Deed in future, the Vendors herein shall at the cost and request of the Purchaser herein do and execute or cause to be done and executed any supplementary deed or deed of rectification/ declaration in favour of the Purchaser herein.

The Vendors herein hereby further declares that in event the said property hereby conveyed and described in the Schedule hereunder written are wholly or partly requisitioned or acquisitioned by the Government or any other authority concerned the Vendors herein and their heirs, successors and assigns shall and will have no

Additional Registrar of
Assurances I, Kolkata

right to claim or demand for any compensation in that regard and the Purchaser herein named will have sole authority for Compensation.

THE SCHEDULE ABOVE REFERRED TO

(Said Property)

All that piece and parcel of land measuring about **3 cottahs 4 chittacks and 32 square** feet along with fully tenanted three storied structure having 1600 SQ.FT. in each floor i.e. total 4800 sq.ft. **(OUT OF 4800 SQ.FT. THERE ARE 3 SHOP TOTALLING 400 SQ.FT. IN GROUND FLOOR REST RESIDENTIAL)** standing thereon **premises no. 18A, Temple Street,** Police Station – Bowbazar, under K.M.C ward no. – 47, Kolkata- 700072, District – Kolkata, with all common amenities and facilities thereto, including all existing tenants having delineated with RED border line in the MAP or PLAN attached hereto being the part of these presents, which is butted and bounded as follows:-

ON THE NORTH : By premises no. 19 Temple Street
ON THE SOUTH : By Temple Street (Road)
ON THE EAST : By premises no. 17 Temple Street
ON THE WEST : By premises no. 18B Temple Street.

The tenants who are occupying the premises are as follows :-

i) Zakia Parveen Ground floor rent Rs. 400/-
i) **Md. Abdulla M.A. in 1st floor – rent Rs. 710/-**
ii) **Rafi Ahmed in 1st Floor – rent Rs. 710/-**
iii) **Raqueia Khatoon Ground floor– rent Rs. 700/-**
iv) **Satter Khan & Zakia Parveen Ground floor – rent Rs. 3000/-**
v) **Golam Gous Khan Warsi Ground floor – rent Rs. 415/-**
vi) **Shakil Ahemd & Akil Ahmed Ground floor – rent Rs. 640/-**
vii) **Ataur Rahman rent Rs. 1070/- Ground floor and 2nd floor**
viii) **Sajid Alam & Noor rent Rs. 320/-** Ground floor
ix) **Junaid Ahmed rent Rs. 1000/- 2nd.floor**
x) Sk. Alamgir Ground floor (Wall side) rent Rs. 320/-
xi) **Wasi Ahmed Ground floor Rs. 200/ rent**
xii) **Jan Mohd rent Rs. 75/- 2nd floor**

Mumtaz Rauf

Additional Registrar of
Assurances-I, Kolkata

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

SIGNED, SEALED & DELIVERED

at Kolkata in presence of :

WITNESSES :

1. DR FARUK SIRAJ
S/o ZAINUL ABEDIN
FLAT 2A, BLOCK 2.
CONVENT ENCLAVE.
10, CONVENT RD.
KOLKATA - 14

R. Abedin

Mumtaz Rauf

2. Md Yasin
31/1, Teljala Road
Kolkata - 46

SIGNATURE OF THE VENDORS

SIGNATURE OF THE PURCHASER

Drafted by :

Surojit Sen Gupta
Surojit Sen Gupta
Advocate F-935/2006
Alipore Judges' Court,

Kolkata – 700027.

Additional Registrar of
Assurances I : Kolkata

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 2,00,00,000/- (Rupees Two Crore)** only as full and final consideration money in respect of the said property, morefully described and written in Schedule herein above as follows :

1. By RTGS HDFCR52020113060381468 and HDFCR52020113060394792 Dt. 30.11.20 from in favour Of the vendor no. 1	: Rs. 15,00,000/-
2. By RTGS HDFCR52020113060387661 and HDFCR52020113060387515 Dated 30/11/20, in favour of the owner no.2	: Rs. 15,00,000/-
3.By RTGS HDFCR52021011669654502 Dt. 16.01.21 from in favour Of the vendor no. 2	: Rs. 5,00,000/-
4. By RTGS HDFCR52021011669654782 Dated 16/01/21, in favour of the owner no.1	: Rs. 5,00,000/-
5. By NEFT dt. 26.6.21 N177211544426757 in favour of vendor no.2	: Rs. 1,00,000/-
6. By NEFT dt. 26.6.21 N177211544436055 in favour of vendor no.1	: Rs. 1,00,000/-
7.By cheque vide no.0000000000000011 Dated 29/06/21 drawn on HDFC Bank, in favour of the owner no.1	: Rs. 49,00,000/-
8.By cheque vide no. 0000000000000012 Dated 29/06/21 from HDFC Bank, in favour Of the owner no.2	: Rs. 49,00,000/-

9. By RTGS HDFCR52021011669654782
Dated 07/10/21, in favour
of the owner no.1 : Rs. 10,00,000/-

10. By RTGS HDFCR52021100769611264
Dated 07/10/21, in favour
of the owner no.2 : Rs. 10,00,000/-

11.By RTGS RRR26121237382 38
Dated 08/10/21, in favour
of the owner no.2 : Rs. 19,00,000/-

12.By RTGS RRR28121237385 03
& RRR28121237385 97
Dated 08/10/21, in favour
of the owner no. 1 : Rs. 19,00,000/-

TDS 1% : Rs. 2,00,000/-

Total Rs. 2,00,00,000/-

(Received Rupees Two Crore) only.

SIGNED, SEALED AND DELIVERED

In presence of : -

W I T N E S S E S :

1) DR. FARUK SIRAJ

2) Md yasin

R. Alvedin

Mumtaz Rauf

SIGNATURE OF THE VENDORS

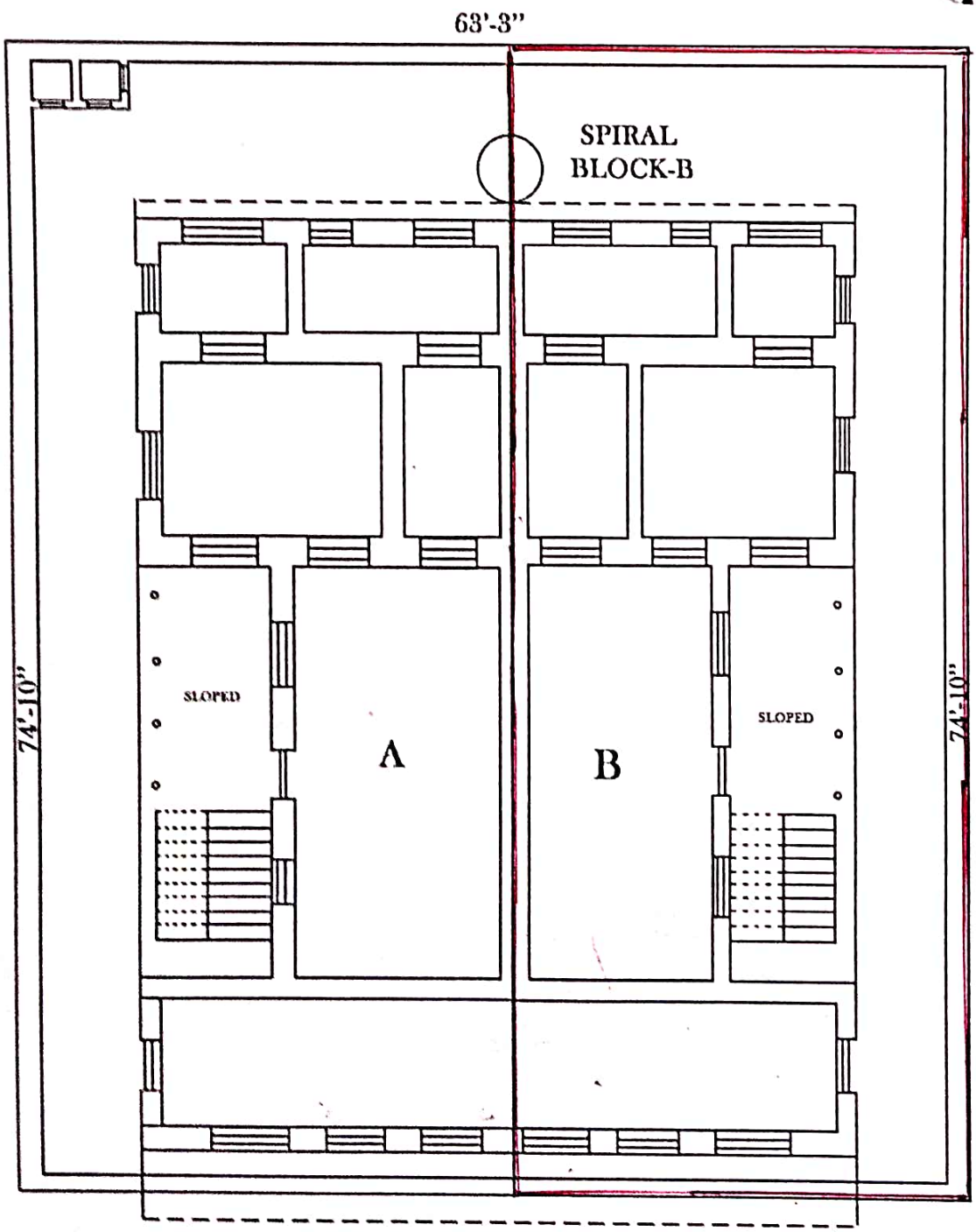
CALCUTTA

Additional Registrar of
Assurances I, Kolkata

SITE PLAN OF K.M.C. PREMISES NO. 18A, TEMPLE STREET, K.M.C. WARD NO. 047, P.S.- BOWBAZAR, KOLKATA -700072.

AREA OF LAND 3 COTTAH 4 CHITTACKS 32 SQ.FT.

AREA OF GROUND, 1ST & 2ND FLOOR 1600 SQ.F.T EACH.



Mumtaz Laif R. Hussain

Additional Registrar of
Assurances Kolkata

	Thumb	1st finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name R. ABEDIN

Signature R. Abedin

	Thumb	1st finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name MOMTAJ RAUF

Signature Momtaj Rauf

	Thumb	1st finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name FEROZ BEG

Signature Feroz Beg

Additional Registrar of
Assurances II Kolkata
8 OCT

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192021220002799078	**Payment Mode:**	Online Payment (SBI Epay)
GRN Date:	05/10/2021 11:03:21	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	143230430019	**BRN Date:**	05/10/2021 11:10:03
Gateway Ref ID:	212781270774	**Method:**	HDFC Retail Bank NB
Payment Status:	Successful	**Payment Ref. No:**	2001962132/12/2021 (Query Short Query Text)

Depositor Details

Depositor's Name:	Feroz Beg
Address:	14 Chandni Chowk Street
Mobile:	9830125627
Contact No:	09830125627
Depositor Status:	Buyer/Claimants
Query No:	2001962132
Applicant's Name:	Mr SUROJIT SENGUPTA
Identification No:	2001962132/12/2021
Remarks:	Sale, Sale Document Payment No 12

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001962132/12/2021	Property Registration- Stamp duty	0030-02-103-003-02	1107926
2	2001962132/12/2021	Property Registration- Registration Fees	0030-03-104-001-16	221597
			Total	**1329523**

IN WORDS: **THIRTEEN LAKH TWENTY NINE THOUSAND FIVE HUNDRED TWENTY THREE ONLY.**

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192021220098842958	**Payment Mode:**	Online Payment (SBI Epay)
GRN Date:	21/10/2021 23:38:40	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	6030779071339	**BRN Date:**	21/10/2021 23:10:10
Gateway Ref ID:	212945829867	**Method:**	HDFC Retail Bank NB
Payment Status:	Successful	**Payment Ref. No:**	2001962132/17/2021 [Query No/*Query Year]

Depositor Details

Depositor's Name:	Feroz Beg
Address:	1-4 Chandni Chowk Street
Mobile:	9830125627
Applicant's Name:	Feroz Beg
Identification No:	2001962132/17/2021
Period From (dd/mm/yyyy):	21/10/2021
Period To (dd/mm/yyyy):	21/10/2021

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001962132/17/2021	Property Registration- Stamp duty	0030-02-103-003-02	19663
2	2001962132/17/2021	Property Registration- Registration Fees	0030-03-104-001-16	3937
			Total	**23600**

IN WORDS: **TWENTY THREE THOUSAND SIX HUNDRED ONLY.**

Government of West Bengal

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

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19032001962132/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs RAUFA ABEDIN Alias Mr MUSAMMAT RAUFUNNESSA BEGUM 2A, Chittaranjan Avenue, City - Not Specified, P.O.- Princep Street, P.S.-Bowbazar District:- Kolkata, West Bengal, India, PIN:- 700072	Seller			

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs MUSAMMAT MUMTAZ BEGUM 2A, Chittaranjan Avenue, City - Not Specified, P.O. - Princep Street, P.S.-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700072	Seller			

Joint Sub Registrar of
Assurances III Kolkata

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
3	Mr FEROJ BEG Alias Mr FEROZ BEG 14, Chandni Chowk Street, City:- Not Specified, P.O:- PRINCEP STREET, P.S:- Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700072	Buyer			Feroz Beg 8/10/21

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUROJIT SENGUPTA Son of Mr P SENGUPTA ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs RAUFA ABEDIN, Mrs MUSAMMAT MUMTAZ BEGUM, Mr FEROJ BEG			Surojit Sen Gupta 8/10/21

(Probir Kumar Golder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
III KOLKATA
Kolkata, West Bengal

To RAGHUNATH K. [illegible]

Raghunath K. Ghosal Dr.

	Rs	P.
Rent of Premises No. 15B Temple Street	110	00
For the month of Dec. 91 & January 92		
Rent for Shope/Office Room No. [illegible]		
" " Suit No. Ground F/C		
@ Rs 55/- per month		
Total Rs	110	00

2A, CHITTARANJAN AVENUE,
Calcutta-72. 1.2.1992

E. & O. E.
Received Payment