

4406/14

T 03586/14

एक सौ रुपये

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सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S. 64 52/14  
12 5/14

Certified that the document is admitted to registration, the signature thereon and the endorsement is attached with the document are the part of this document.

Attili Dist. Sub. Reg. Office  
Alipore, South 24 P. S. Division

14 MAY 2014

14 MAY 2014

DEED OF SALE

THIS DEED OF SALE is made this the 28. Day of May

Two thousand and Fourteen(2014) BETWEEN

Avijit Das

Peeyush Mishra

MR. AVIJIT DAS &  
MR. PEYUSH MISHRA,  
PARTNERS OF M/S. A P CONSTRUCTION  
CONSTITUTE ATTORNEY OF  
MR. INDRAJIT DAS.

Sl. No. 330  
M's. Srv/Sml. 8/5/2014  
Address. Imolajit Das  
P. S. 80A, Alipore  
Vendor. Santosh Kr. Dey

Santosh Kr. Dey  
ALIPUR POLICE COURT  
Kolkata - 27

স্বাক্ষরিত ১৪

3216

স্বাক্ষরিত ১৪

3217

সাহা (Bhatnagar)

3218

Pradeep Kr. Bhatnagar



ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

08 MAY 2014

Signature.....

Pradeep Dey  
10 late H. Dey  
alipore police court  
Kolkata - 27  
B-28

SRI SATISH BHATNAGAR PAN NO. AVUPB 6615R residing at 47/2B, Bosepukur Road, Flat No. 2C, Kolkata 700042, & SRI PRADEEP KUMAR BHATNAGAR, PAN NO. AXAPB 6147J residing at 20B, Dover Place, Kolkata-700019, both Sons of Late K.L. Bhatnagar, by Faith Hindu, by Occupation-Business, by Nationality-Indian, hereinafter jointly called and referred to as the "VENDORS" (which expression and terms shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, successors, representatives and assigns) of the ONE PART:

AND

INDRAJIT DAS PAN NO. ADEPD 7443F Son of Late Ajit Kumar Das by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 8A, Lake Road, P.S. Lake, Kolkata-700029, hereinafter called and referred to as the "PURCHASER" (which expression and terms shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and assigns) of the OTHER PART:

WHEREAS One Chintamani Muduli (Mali) was the recorded owner of all that piece and parcel of land measuring 74 Decimals lying and situate at Mouza Gobindapur, J.L. No. 38, recorded as Revenue Survey No. 9, under District Collectorate's Touzi Nos. 230 & 234, Pargana Khaspur, comprising in Day Nos. 168, 169 and 170 under Khatian No. 154, within P.S. formerly Sadar Tollygunge, in the District of 24-Parganas (now South 24-Parganas) had been peacefully seized, possessed the same without any interruption or hindrances from others.

*Ajit Das  
Peeyush Mishra*  
MR. AVIJIT DAS &  
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AND WHEREAS after the death of said Chintamani Muduli (Mali) has only son Sri Ghanashyam Muduli (Mali) as his only legal heir, successor and claimant inherited the aforesaid property according to Hindu Succession Act, 1956.

AND WHEREAS after division of different small plots in respect of the said total property and also being in urgent need of Money for various reasons the said owner Sri Ghanashyam Muduli (Mali) sold, conveyed and transferred all that piece and parcel of land measuring 3 Cottahs 4 Chittaks and 00 Sq.ft. be the same a little more or less out of .31 Decimals lying and situate at Mouza Gobindapur, J.L. No. 38, recorded as Recenue Suvey No. 9, under District Collectorate's Touzi Nos. 230 & 234, Pargana Khaspur, comprising in Dag No. 170 under Khatian No. 154, within P.S. formerly Sadar Tollygunge, in the District of 24-Parganas (now South 24-Parganas) unto and in favour of Smt. Reba Das, wife of Prabhat Kumar Das, of 36D, Mahanirman Road, P.S. Ballygunge, Kolkata-700029, by a deed of Sale(Bengali Kobala), which was duly registered at Sub-Registry office at Alipore and recorded in Book No. 1, Volume No. 32, pages 254 to 257, Being No. 1814, for the year 1968.

AND WHEREAS after such purchase, being peacefully seized, possessed and enjoyed the said landed property without any interruption or hindrances from others and also being in urgent need of money, the said owner Smt. Reba Das sold, conveyed and transferred the above mentioned property unto and in favour of Sri Puskar Basu and Smt. Aryama Basu by a Deed of sale in the year 1973 at Alipore District Registry office.

*Avijit Das  
Peeyush Mishra*

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AND WHEREAS the said owner Smt. Reba Das further purchased the said landed property from the said Sri Puskar Basu and Smt. Aryama Basu by a deed of sale, which was registered at Alipore Office for the year 1976 .

AND WHEREAS being in need of money, the said owner Smt. Reba Das sold, conveyed and transferred all that piece and parcel of landed property measuring 3 Cottahs 4 Chittaks and 00 Sq.ft. be the same a little more or less out of .31 Decimals lying and situate at Mouza Gobindapur, J.L. No. 38, recorded as Revenue Survey No. 9, under District Collectorate's Touzi Nos. 230 & 234, Pargana khaspur, comprising in Dag No. 170 under Khatian No. 154, within P.S. formerly Sadar Tollygunge, in the District of 24-Parganas (now South 24-Parganas) unto and in favour of Smt. Rajkumari Bhatnagar, wife of K.L. Bhatnagar of 20B, Garcha Second Lane, P.S. Ballygunge, Kolkata-700019, by a Deed of Sale, ( Bengali Kobala) which was duly registered at Sub-Registry office at Alipore and recorded in Book No. I, Volume No. 130, Pages 247 to 251, Being No. 4820, for the year 1980. 198

AND WHEREAS after such purchase, the said owner Smt. Raj Kumari Bhatnagar had been peacefully seized, possessed of or otherwise well and sufficiently entitled to the said landed property, without any interruption or hindrances from others and also she mutated her name in the Kolkata Municipal Corporation Assessment Register by paying necessary taxes as recorded owner thereof.

AND WHEREAS after such mutation, the said property had been known and numbered as Premises No. 27F, Rahim Ostagar Road, under Ward No. 93, Assessee No. 21-093-12-0159-1 and also the said

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Peeyush Mishra



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ALIPÖRE, SOUTH 24 PGS.  
08 MAY 2014  
Signature.....

owner Smt. Raj kumari Bhatnagar constructed a one storied building measuring 525 Sq.ft. on the said Premises by her own costs and expenses.

AND WHEREAS after the death of said Smt. Raj Kumar Bhatnagar her only two sons namely SRI SATISH BHATNAGAR & SRI PRADEEP KUMAR BHATNAGAR, (the present Vendors herein) as her only legal heirs, successors and claimants inherited the aforesaid landed property left by her according to the Hindu Succession Act. 1956.

AND WHEREAS after taking possession of the aforesaid property, the said both owners/present Vendors herein namely SRI SATISH BHATNAGAR & SRI PRADEEP KUMAR BHATNAGAR, have been jointly mutated their names in the Kolkata Municipal Corporation Assessment Register by paying necessary taxes to the said authority as the recorded owners herein.

AND WHEREAS being in urgent need of money, the said owners/present vendors herein, jointly decided to sell, convey and transfer the aforesaid landed property measuring 3(Three) Cottahs 4(Four) Chittaks and 00(zero) Sq.ft. be the same a little more or less along with one storied building measuring 525 Sq.ft. more or less Structure, lying and situate at Mouza Gobindapur, J.L. No. 38, recorded as Revenue Survey No. 9, under District Collectorate's Touzi Nos. 230 & 234, Pargana Khaspur, comprising in Dag No. 170 under Khatian No. 154, now within the limits of the Kolkata Municipal Corporation Ward No. 93 being Premises No. 27F, Rahim Ostagar Road, Assessee No. 21-093-12-0159-1, Kolkata-7000, within P.S. formerly Sadar Tollygunge, at present Lake, in the District of 24-Parganas (now South 24-Parganas) to the purchaser herein and the

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purchaser accepts the said offer looks after verify the all necessary papers and documents related to the schedule mentioned property being fully satisfied the same, agrees to purchase the said property at or for a total consideration of Rs. 66,00,000/- (Rupees Sixty six lacs) only free from all shorts of encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of the said sum of Rs. 66,00,000/- (Rupees Sixty six lacs) only paid by the said purchaser to the Vendors on or before the execution of these represents (the receipt whereof the vendors doth hereby admit and acknowledges of and from the same and every part thereof doth hereby acquit release and forever discharge to the purchaser as well as the said property hereby covenant) the Vendors doth hereby grant, convey, transfer, sell, assure and assign to and unto the said purchaser his heirs, executors, representatives, administrators, and assigns ALL THAT piece and parcel of Bastu 3(Three) Cottahs 4(Four) Chittaks and 00(zero) Sq.ft. be the same a little more or less along with one storied building measuring 525 Sq.ft. more or less Structure, lying and situate at Mouza Gobindapur, J.L. No. 38, recorded as Revenue Survey No. 9, and District Collectorate's Touzi Nos 230 & 234, Pargana Khaspur, comprising in Dag No. 170 under Khatia No. 154, now within the limits of the Kolkata Municipal Corporation Ward No. 93 being Premises No. 27F, Rahim Ostagar Road, Assessee No. 21-093-12-0159-1, Kolkata-7000, within P.S. formerly Sadar Tollygunge, at present Lake, in the District, of 24-Parganas (now South 24-Parganas) more fully described in the Schedule hereunder written and delineated in the site plan annexed herein and bordered by **RED** lines OR HOWSOEVER OTHERWISE the said land and hereditaments now is or heretofore was or were situated, butted and bounded called known numbered described or distinguished.

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Peeyush Mishra



ADDL. DIST. SUB-REGISTRAR  
ALIPÔRE, SOUTH 24 PGS.  
8 8 MAY 2014  
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together with all paths, passages ways, sewers, drains, walls water courses and other former rights, liberties, benefits, privileges, advantages easements, appendages, appurtenances, whatsoever, or to the said land belongs to or in anywise appertaining thereto or usually hold; used, enjoyed and occupied therewith or reputed to belong or to appurtenant thereto and the reversion or reversions remainder or remainders and the rents, issues, and profits thereof and all the estate, right, title interest, claim and demand and whatsoever doth hereby at law and in equity of the vendor upon on the said land and every part thereof and all the deeds, paths, passages, writings, evidences of title whatsoever relating to the said Property and every part thereof which now are or may thereafter the custody power, control or possession of the said vendor or any procure the said without any lawful action or suit TO HAVE AND TO HOLD the said land hereditamens so to be unto and to the said purchaser absolutely forever from all encumbrances and the vendors doth hereby covenant with the purchaser that notwithstanding any act, things deed, matter, whatsoever made done or executed or knowingly suffered to the contrary the vendor now has good, right full power absolute authority and indefeasible title to grant, transfer, convey sell or execute or intend so to be unto and to the use of the said purchasers in the manner aforesaid land delivered vacant and peaceful khas possession thereof simultaneously with the execution of these presents and that the purchasers shall and may at the time thereafter peaceably hold, possess and enjoy the said land or every part thereof on payment of taxes to the Kolkata Municipal Corporation and also Local B.L. and L.R.O. on getting his name duly mutated and received the rent and taxes Bills, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully and equitably claiming from under or in trust for the Vendor or any predecessors-in-title and that free from all

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Ajith Das  
Peeyush Mishra



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08 MAY 2014  
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clear, freely and clearly and kept the purchasers indemnified from against or charges, estate, encumbrances created by the vendor or by any of their predecessors-in-title and that free from all encumbrances, whatsoever made or suffered by the vendor or any persons lawfully and equitably and estate or interest upon the said land or any part thereof from under or in trust for the vendor, shall or will from time to time or at all times hereafter at the costs and requests of the purchasers do or execute all such acts, deeds or things and matters whatsoever for further, and more perfectly assuring and conveying the land and hereditaments to and unto the said purchaser as shall or may be reasonably required.

THE VENDORS do hereby declare that the Property hereditaments hereby sold have not been previously leased, mortgaged, sold nor in any way transferred and there is no charges, liens, lispendences or any attachment whatsoever. The said property is not subject to any litigation nor any case suit or proceeding is pending against the said property before any Court of law, is not under any Wakf, Debottor or Pirottor property. The vendors sold the said property while having good, clear and marketable title therein and free from all encumbrances.

If any of the statements or covenants made hereinbefore by the vendors are found to be false, untrue or any defect in title is detected hereafter the vendor shall be liable for the same.

If any error or omission is found in this Deed in future the vendors shall request to the purchaser at their own cost, do and execute or cause to be done and executed any sort of Declaration/Rectification or any supplementary deed in favour of the purchasers, their heirs,

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*Peeyush Mishra*



ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.  
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Signature.....

executors, representatives and assigns in order to establish the right, title and interest of the purchaser in the said property.

AND FURTHER MORE THAT the vendors and all their heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified and the purchaser and/or their heirs, executors, administrators, representatives and assigns against all damages costs expenses charges and whatsoever if any suffered by reasons or any defect in the title of the vendors.

If any of the statements or covenants made hereinbefore by the vendor is found to be false, untrue or any defect in title is detected hereafter the vendor shall be liable for the same.

THE VENDORS declare, that the purchaser and his heirs, executors, administrators, representatives, assignees, nominees and agents shall at all material times be permitted to use in perpetuity the 12'ft wide Road situated on the Southern side of the said property with the power to bring newly tap water, electric line, telephone connection under ground sewer drain, surface drain through underground or overhead of the said Roads

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 3(Three) Cottahs 4(Four) Chittaks and 00(zero) Sq.ft. be the same a little more or less along with 35 years Old one storied building measuring 525 Sq.ft. super built up area more or less Structure, with cemented flooring lying and situate at Mouza Gobindapur, J.L. No. 38, recorded as Revenue Survey No. 9, under District Collectorate's Touzi Nos. 230 & 234, Pargana Khaspur, comprising in Dag No. 170 under Khatian No.

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*Peeyush Mishra*



ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.  
08 MAY 2011  
Signature.....

154, now within the limits of the Kolkata Municipal Corporation Ward No. 93 being Premises No. , Rahim Ostagar Road, Assessee No. 21-093-12-0159-1, Kolkata-700068, within P.S. formerly Sadar Tollygunge, at present Lake, in the District of 24-Parganas (now South 24-Parganas) more fully and particularly described and delineated in the **Map** or plan annexed hereto and shown within **RED** border line: along with all common and easement rights, title, interest, facilities, liberties, path ways, passages, drainages, common spaces etc. and the said landed property is butted and bounded in the manner following that is to say:-

On the North: 13'ft. wide Road,  
 On the South: Other Tiled Shed,  
 On the East : Other House,  
 On the West : Vacant land.

IN WITNESSEH WHEREOF the Vendors herein has set and subscribed their respective hands on this deed of sale, on the day, month and years first above written.

SIGNED, SEALED AND DELIVERED

By the Vendors and Purchaser at  
 Kolkata in presence of:-

1. *Rahul Das*  
*alipore police Cant*  
*Kolkata-27*

*Satish Bhattacharya*

*Pradyumn K. Bhattacharya*

SIGNATURE OF THE VENDORS:

SIGNATURE OF THE PURCHASER

2. *Shyamali Das*  
*8A Lane Road*  
*Kal-29*

*Arijit Das*  
*Peeyush Mishra*

MR. AVIJIT DAS &  
 MR. PEEYUSH MISHRA,  
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 CONSTITUTE ATTORNEY OF  
 MR. INDRAJIT DAS.



ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.  
08 MAY 2014  
Signature.....

**MEMO OF CONSIDERATION**

RECEIVED of and from within the named purchaser the mentioned sum of Rs. Rs. 66,00,000/- (Rupees Sixty six lacs) or being the full consideration of money paid by the purchasers to the Vendors as per memo below:-

- ① Draft NO - 027852 of Standard Chartered Bank  
dated 08.05.2014 ₹ 33,00,000/-
- ② Draft NO - 027853 of Standard Chartered Bank  
dated 08.05.2014 ₹ 33,00,000/-

-----  
 Total Rs. 66,00,000/-  
 -----  
 (Rupees Sixty six lacs) only:

WITNESSES:-

1. *Prabir Das*  
 Alipur Police Court  
 Kolkata - 27.

*Sanku Bhattacharya*  
*Pradeep K. Bhattacharya*

SIGNATURE OF THE VENDORS:

2. *Smyamali Das*  
 8A Lake Road  
 Kal - 29

Drafted by me:-

*Kamalendu Chakraborty*  
 Advocate,

**Kamalendu Chakraborty**  
 B. Com. L.L.B.  
 Advocate, Alipur Police Court  
 Enrolment No. WB/1053/1981

Typed by me:-

*Tapas Kumar Santra*  
 Tapas Kumar Santra,  
 Alipore Police Court,  
 Kolkata-700027.

*Avijit Das*  
*Peeyush Mishra*

**MR. AVIJIT DAS &  
 MR. PEEYUSH MISHRA,  
 PARTNERS OF M/S. A P CONSTRUCTION  
 CONSTITUTE ATTORNEY OF  
 MR. INDRAJIT DAS.**

*Sanku Bhattacharya*  
*Pradeep K. Bhattacharya*



ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.  
08 MAY 2014  
Signature.....



Sahil

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .....

Signature *Sahil Prabhakar*



Pradeep K. Mishra

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .....

Signature *Pradeep K. Mishra*



Siddharth

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name INDRAJIT DAS

Signature *Indrajit Das*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

*Avijit Das  
Peeyush Mishra*

Name .....

Signature .....

MR. AVIJIT DAS &  
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Signature.....

PLAN SHOWING THE BOUNDARY OF PRE. NO. 27F RAHIM OSTAGAR ROAD WARD-93 BR-X  
AREA OF LAND -3K 4CH-0SQFT

RT-1



*[Signature]*  
Addl. Dist. Sub-Registrar, Allpur  
South 24 Parganas

VACANT

Other House  
210  
RD.  
ROAD

*[Signature]*  
Supervisor

*[Signature]*  
Pradep K. Mishra

BLACKTOP K.M.C. ROAD

BLACKTOP K.M.C. ROAD

*[Signature]*  
Avijit Das

*[Signature]*  
Peeyush Mishra

MR. AVIJIT DAS &  
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ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.  
08 MAY 2011  
Signature.....

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

Endorsement For Deed Number : I - 03586 of 2014  
(Serial No. 04406 of 2014 and Query No. 1605L000006452 of 2014)

On 08/05/2014

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

Presented for registration at 14.20 hrs on :08/05/2014, at the Private residence by Indrajit Das, Claimant.

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

Execution is admitted on 08/05/2014 by

1. Satish Bhatnagar, son of Lt. K. L. Bhatnagar , Bosepukur Rd, Flat No - 2 C, 47/2 B, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Hindu. By Profession Business
2. Pradeep Kr Bhatnagar, son of Lt. K. L. Bhatnagar , Dover Place., 20 B, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : ----
3. Indrajit Das, son of Lt. Ajit Kr Das , 8 A, Lake Road, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029, By Caste Hindu, By Profession : Business  
Identified By Prabir-Dey, son of Lt. H. Dey, Alipore Police Court, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: ----

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 13/05/2014

**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.-98,16,875/-

Certified that the required stamp duty of this document is Rs. - 687201 /- and the Stamp duty paid is Impresive Rs. - 100/-

( Md. Shadi .. )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 14/05/2014

**Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule I Article number : 23, 5 of Indian Stamp Act 1899.

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),  
Finance Department, Govt. of WB**

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 1 of 2

14/05/2014 16:33:00

Arijit Das  
Peeyush Mishra

MR. AVIJIT DAS &  
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Government Of West Bengal  
Office Of the A.D.S.R. ALIPORE  
District:-South 24-Paraganas

Endorsement For Deed Number : I - 03586 of 2014  
(Serial No.-04406 of 2014 and Query No. 1605L000006452 of 2014)

Registration Fees Rs. 1,07,990/- paid online on 06/05/2014 8:25PM with Govt. Ref. No. 192014150001748092 on 06/05/2014 8:25PM, Bank BANK Of INDIA, Bank Ref. No. B134317/1, 06/05/2014 8:25PM, Head of Account: 0030-03-104-001-16, Query No:1605L000006452/2014

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 6,87,201/- paid online on 06/05/2014 8:25PM with Govt. Ref. No. 192014150001748092 on 06/05/2014 8:25PM, Bank: BANK Of INDIA, Bank Ref. No. B134317/1, 06/05/2014 8:25PM, Head of Account: 0030-02-103-003-02, Query No:1605L000006452/2014

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR.  
EndorsementPage 2 of 2

14/05/2014 16:33:00

Avijit Das  
Peeyush Mishra

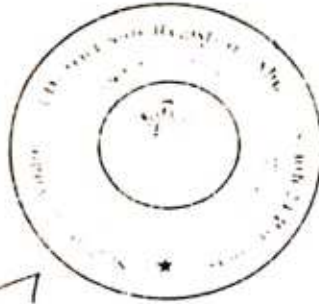
MR. AVIJIT DAS &  
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PARTNERS OF M/S. A P CONSTRUCTION  
CONSTITUTE ATTORNEY OF  
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 1638 to 1655  
being Ho 03586 for the year 2014.



*Yash*

(Arbab Basu) 22-May-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D. S.R. ALIPORE  
West Bengal

*Ajit Das*  
*Peeyush Mishra.*

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CONSTITUTE ATTORNEY OF  
MR. INDRAJIT DAS.