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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



283

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

824823

8-10
9/4

678-41/108/18-4/2007
dt 6.8.2007

16.2.2007
1000
25.1.10



DEED OF SALE

Additional Registrar of Assurances

VALUED AT Rs. 1400 000/-
(RUPEES FOURTEEN LAC) ONLY

592970
592971

THIS DEED OF SALE is made this day of 9th April, in the year 2007 B E T W E N Smt. Mina Debi Jaiswal, wife of Sri Rajendra Kumar Jaiswal, by faith-Hindu, by occupation - house hold work, by nationality - Indian, residing at 2, Ghosh Lane P.S - Anharst Street, Kolkata - 700006 hereinafter called the V E N D O R (which expression shall unless excluded by or repugnant to the subject or context be deemed to

42000
40000
83000

contd. page 2

Certified that the Document is registered in the office of the Registrar of Assurances, Kolkata.

See app
14.02.2010

15.08.09
14.90

3-02-10

15.08.09
15.08.09

..2..

mean and include her heirs, executors, administrators, legal representatives, assigns or nominees) of the ONE PART.

AND

AMBE COMMOTRADE PRIVATE LIMITED a registered Company under the Companies Act, 1956 having its registered office at 306 Eden House, 15 Gangadhar Babu Lane, Kolkata-700012 represented by its authorized representative Sri Rabi Singha Roy son of late Ganesh Chandra Singha Roy, by faith Hindu, by occupation service Nationality Indian, residing at Nayapara, Hatiara, P.S - Rajarhat, Dist: North 24 Parganas, Kolkata-700157 hereinafter called the V E N D E E O R P U R C H A S E R (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office or assigns or nominees) of the OTHER PART.

Contd., page. 3



Registrar of Companies
Calcutta

WEWREAS one Uttam Chandra Mondal was owned , enjoyed, seixed and possessed of a plot of land measuring about 86 decimel lying and situate at the mouza - Atghara, in the C.S Khatian no - 160, Zamindar Khatian no - 154(Ka) under the C.S D ag no - 238 , P.S - Rajarhat, Dist: 24 Parganas presently North 24 Parganas as per the Rayti Mocarary Swattya undert Sri Tarak Nath Biswas at the yearly rental of Rs 7/4/-(Rupees seven and four annas) only but while possessing the said property due to non payment of the said rent by the said Uttam Chandra Mondal to his landlord in due time a suit has filed against him by his landlord Tarak Nath Biswas in the learned Court of Sibadaha vide case no 175 in the year 1931 and the said landlord has been obtained a decree in favour of him .

AND WHEREAS said one Sri Akshoy Kumar Mondal son of late Chharu Mondal of Teghoria purchased the above mentioned plot of lan measuring an area of 86 decimel more or less in N I L A M in support of the decree of the learned court of the first class Magistrate at Shibadaha as mentioned hereinabove.

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Secretary of Government
Madhya Pradesh

AND WHEREAS by a registered deed of sale registered and executed at the office of the Sub- Registrar Cossipure Dum Dum copied in book no -I, being no. 657 for the year 1935 said Akshoy Kumar Mondal sold, conveyed and transferred the said plot of land measuring About 86 decimel to one Sri Kshtra Nath Gyain of Teghoria P.S _Rajarhat, Dist: 24 Parganas absolutely and forever free from all encumbrances, attachments, charges, liens, lispendances, claims and demands whatsoever.

AND WHEREAS said Kshetra Nath Gyain in consequence to the aforesaid purchase was become the absolute owner, possessor and occupier of the aforesaid plot of land measuring about 86 decimel more or less lying and situate at the aforesaid mouza, dag, khatian, police station and district free from all encumbrancds, attachments, charges, liens, lispendances, claims or demands whatsoever.

AND WHEREAS while possessing the aforesaid purchased property Said Sri Kshetra Nath Gyain died intestate by leaving behind him his three sons namely 1. Panchanan Gyain, 2. Anil Kumar Gyain and 3. Bholanath Gyain as his legal heirs and successors and they all three have inherited



Registrar of Companies
Calcutta

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the aforesaid property of deceased Keshtra Nath Gyain as per their respective share under the law of inheritance and succession.

AND WHEREAS in consequence to the aforesaid inheritance said Panchanan Gyain Anil Kumar Gyain and Bholanath Gyain have acquired 1/3 rd share each in the aforesaid property of the deceased Keshtra Nath Gyain and were jointly owned seized and possessed of and or otherwise well and sufficiently become entitled to the aforesaid property measuring about 86 decimel lying and situate at the aforesaid mouza, dag, khatian, police station and district having equal undivided share free from all encumbrances, attachments, charges, liens, lispendances, claims or demands whatsoever.

AND WHEREAS while possessing the said property said Panchanan Gyain, Anil Kumar Gyain and Bholanath Gyain have mutated their respective name as per their respective share of 1/3 rd in the recent settlement of the Govt. of W.B in respect of the aforesaid property under the R.S Dag No- 235 in the R.s Khatian no - 342 of mouza- Atghara, J.I no- 10, p.s - Rajarhat, Dist:24 Parganas presently North 24 Parganas and were owned seized and possessed of the said property absolutely and free from all encumbrances, attachments, charges etc....whatsoever.

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Registrar of Companies
Calcutta

AND WHEREAS while possessing paforsaid property measuring about 86 decimel said Panchanan Gyain, Anil Kumar Gyain and Bholanath Gyain amicably and mutually partitioned the same as per their respective shares and was seized and possessed of of their divided share each measuring about 28.66 decimel absolutely and free from all encumbrances, attachments, charges, liens, lispendances, claims demands whatsoever.

AND WHEREAS said Anil Kumar Gyain while in possession of the his respective share has sold , conveyed and transferred his said portion of land measuring about 28.66 decimel to third party and remaining portion measuring about 57.32 decimel was under the possession and occupation of the said two share holder namely Panchanan Gyain and Bholanath Gyain and they were each owned, possessed and seized of the said remaining portion of the land measuring about 57.32 decimel in equal separate two share absolutely and free from all encumbrances, attachments, charges, liens, lispendances, claims or demands whatsoever.

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Secretary of Government
Calcutta

AND WHEREAS said Panchanan Gyain died intestate by leaving behind him his four sons namely 1. Sri Samir Kumar Gyain, 2. Sri Sanjay Kumar Gyain, 3. Sri Amiya Kumar Gyain, 4. Sri Ashim Kumar Gyain being his only legal heirs and successors and they all have inherited the aforesaid $\frac{1}{2}$ share or 28.66 decimel more or less land of deceased Panchanan Gyain at mouza- Atghara, J.L NO -10. under the R.S Dag NO-235, in the R.S Khatian NO - 342, P>S - Rajarhat, Dist: 24 Parganas presently North 24 Parganas as per the respective share accrued under the law of inheritance and succession.

AND WHEREAS said Samir Kumar Gyain, Sri Sanjay Kumar Gyain, Sri Amiya Kumar Gyain and Sri Ashim Kumar Gyain in consequence to the aforesaid inheritance jointly owned, seized and possessed of and or otherwise well and sufficiently become entitled to the aforesaid plot of land measuring about 28.66 decimel lying and situate at the mouza- Atghara, J.L NO 10, under the R.S Dag NO - 235 in the R.S Khatian NO 342 within the ward no 6 of the Rajarhat Gopalpure Municipality, under the P. S - Rajarhat, Dist: North 24 Parganas free from all encumbrances, attachments, charges, liens, lispendance claims or demands whatsoever.



Registrar of Companies
Calcutta

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AND WHEREAS while possessing the said or same property said Samir Kumar Gyain and his three other brother have mutated and recorded their resoeective names as per their resoeective share s in the Krishi Khatian NO -877,878,12 and 14 under the Dag no - 235 at the Mouza- Atghara, J.L NO- 10, P.S Rajarhat, Dist: North24 Parganas and were owned, seized and possessed of the same jointly free from all encumbrances, attachments, charges, liens, lispendances, and claims or demads whatsoever.

AND WHEREAS by a registered deed of sale registered and executed at the office of the A.D.S.R Bidhanangar, 24 PGS(N) copied in book no -I, vol no - 72, pages 357 to 372, being no 3553 for the year 1988 said Samir Kumar Gyain, Sanjay Kumar Gyain, AmiyaKumar Gyain and Ashim Kumar Gyain jointly from their aforesaid property sold, conveyed and transferred to one Smt. Mina Jaiswal the VENDOR herein ALL THAT a piece and parcel of a plot of land measuring about

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APPROVED FOR
BY
✓



Secretary to Government
Bhopal

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04 kattas- 08 chattaks- 09 sq.ft lying and situate at the mouza- Atghara, J.L NO 10, R.S NO -133, TOUZI NO - 172, under the R.S DAG NO - 235, in R.S KHATIAN NO - 342, in the L.R KHATIAN NO - Krishi- 877,878,12 and 14 under the Ward no 6 of the Rajarhat Gopalpure Municipality, P.S - Rajarhat, Dst: north 24 Parganas absolutely and free from all encumbrances, attachments, charges, liens, lispendances, claims or demands whatsoever.

A N D W H E R E A S in consequence to the aforesaid purchase the VENDOR herein has absolutely owned, possessed and seized of and or otherwise well and sufficiently become entitled to the piece and parcel of land measuring about 04 katta - 08 chattaks- 09 sq.ft more or less lying and situate at the mouza- Atghara, J.L NO -10, TOUZI NO 172, R.S NO 133, under the C.S DAG NO 238 in the C.S KHATIAN NO -160, under the R.S DAG NO 235, in the R.S KHATIAN NO 342 and in the L.R KHATIAN NO - Kr 877,878,12 and 14, within the WARD NO - 6 of the Rajarhat Goplapure Municipality, P.S- Rajarhat, Dist: - North 24 Parganas

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Registrar of Companies
Calcutta

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absolutely and forever free from all encumbrances, attachments, charges, lis
Pendances, claims or demands whatsoever.

AND WHEREAS the VENDOR herein has agreed to
sell and the PURCHASER has agreed to purchase ALL THAT a piece and
parcel of shali land measuring about 04(four) Katta- 08(eight) chatak-
09(nine) sq. ft. more or less lying and situate at Mouza- Atgghara,
J.L NO - 10, R.S NO - 133, TOUZI NO 172, under the C.S DAG NO
238, in C.S KHATIAN NO - 160, under the R.S DAG NO - 235, in
R.S Khatian NO - 342, in the L.R KHATIAN NO - 877, 878, 12 and
14, within the WARD NO 6 of the Rajarhat Gopalpure Municipality,
under the police station- Rajarhat. Dist; North 24 Parganas.
Which is more fully described in the schedule hereunder written and
delineated in the map or plan as RED boarder and hereinafter called
and referred to as the said property at or for a consolidated
consideration of Rs 1400000 /-(Rupees Fourteen Lac) only

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Directorul Registrului de Comerț
București



Registrar of Companies
Calcutta

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morefully morefully described in the schedule hereunder written and hereinafter referred to as the said property OR HOWSOEVER OTHERWISE the said property or any part heretofore were or was, now are or is situate, tenanted, butted and bounded, called, known numbered, described, distinguished TOGETHER WITH ALL erections walls, boundary walls, pits areas, court areas, sanitary connections, water connections, electricity connections, fittings, fixtures, sewers drains, paths, ways, passages AND ALL manner of formal or other rights, liabilities, advantages, easements, privileges emoluments, appendages appurtenances whatsoever to the said property or any part thereof belonging or anywise appurtening or which with the same or any part thereof now are or is or any time heretofore were or was held, used, occupied, enjoyed, reputed to belong or to be appurtenant thereto and the reversions remainder or remainders AND the rents issues and profits thereof AND ALL the estates, rights, title, interest, use, possession, claims and demands whatsoever both in law or in equity of the VENDOR into and upon the said property or any part thereof TOGETHER WITH ALL deeds pattas, muniments, writings

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Registrar of Companies
Calcutta

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and evidences on title in any wise relating to the said property or any part thereof which now or hereunder or hereinafter shall or may be in the custody or power or possession of the VENDOR or which the VENDOR can procure without any action or suit or at law or in equity TO HAVE AND TO HOLD the said plot of land or property AND ALL AND SINGULAR other the said property hereby granted, conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH ALL rights, interests, emoluments, appendages, appurtenances, unto and to the use of the PURCHASER absolutely and forever free from all encumbrances, attachments charges liens lis pendences and other claims or demands whatsoever.

AND THE VENDOR DOETH HEREBY COVENANTED WITH THE PURCHASER AS FOLLOWS-

1. That notwithstanding any thing, act, deed, matter by the VENDOR done executed or suffered to the contrary, the VENDOR is absolutely owned, seized, enjoyed and possessed of and or otherwise well and sufficiently become entitled to the said property as an estate equivalent to an absolute estate of inheritance in fee simple in possession to the said property and every part thereof.

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Registrar of Companies
Madras.

2. That notwithstanding as aforesaid the VENDOR now hath in herself in good right, full power, and absolute authority and indefeasible title to grant sell and transfer, convey, assign and assure ALL AND SINGULAR the said plot of land hereby granted sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the PURCHASER in the manner as aforesaid according to the true intent and meaning of this present.
3. That the PURCHASER shall or will or may from time to time and at all time hereafter peaceably and quietly enter into hold, possess and enjoy the said plot of land hereby granted, conveyed and received and to take the rents, issues and profits thereof and every part thereof without any lawful trouble, hinderances, disturbances, evictions, interruptions claims demands whatsoever from or by the VENDOR or all persons claiming under or from or trust for the VENDOR.
4. That free and clear, freely and clearly absolutely acquitted, exonerated, discharged, and released or otherwise by or at the cost of the VENDOR well and sufficiently saved, defended, kept harmless and indemnified of and assign all and all manner other charges, mortgages, claims, demands, liens, liabilities, attachments, encumbrances, whatsoever created by the VENDOR.

That the VENDOR and all persons having claiming any estate, right, title interest, claims or demands, whatsoever both in law or in equity into or upon the said plot of land hereby granted conveyed, sold, transferred, assigned or assured or expressed or intended so to be or any part thereof through or under or in trust for the VENDOR or any other
contd. page. 15.....



Registrar of Companies
Calcutta

Person as aforesaid shall or will or may from time to time and at all time hereafter at the request and cost of the PURCHASER and does and execute all such assurances, acts, deeds, matters and things for further better and more effectual granting, selling, transferring and assuring the said plot of land and every part thereof unto and to the use of the PURCHASER SHALL OR MAY REASONABLY REQUIRED.

6. That the said plot of land is not affected by any attachment including the attachment under any certificate case or proceedings started at the instance of the Income Tax Authority or other Govt. Authorities under the Public Demand Recovery ACT or otherwise whatsoever and there are no certificate case or proceeding pending against the VENDOR for realization of arrear under the said Act or any other Act for the time being in force and the said plot of land is not affected by any notice or scheme of acquisition of the West Bengal Govt. or local municipality or public body or body corporate and no declaration has been made or published for the acquisition of the said plot of land or any part thereof under the acquisition Act or any other Act for the time being in force.

7. That the VENDOR has not at any time done or executed or knowingly suffered or been part to any act, deeds, things or matters whereby and whereunder the said property together with structure appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part thereof is or may be impeached or encumbered or affected in title or otherwise.



Registrar of Companies
Calcutta

8. That the PURCHASER herein shall be free, clear and absolutely discharged, saved harmless and kept indemnified against all estates, charges, encumbrances, liens, lispendances, attachments, debts, acquisition and requisition or trust, claims or demands whatsoever created, occasioned or made by the VENDOR or any person or persons lawfully or equitably claiming as aforesaid.

9. That the VENDOR also declares and confirms that she is in khas and vacant possession of the said property and every part thereof together with structure thereon and no one else has any right or interest therein or any part or portion thereof as occupant or otherwise.

10. That the VENDOR hereby further covenants with the PURCHASER that in the event of her being any defect in title and or any claim from any third party or any of the representations is found to be incorrect or false, the VENDOR shall cause such defect to be removed, remedied and have agreed to keep the PURCHASER saved, kept harmless and fully indemnified from all costs, charges, claims, actions, suits, and proceedings.

11. That the VENDOR hereby declares and confirms that she does not hold any excess vacant land within the provisions of the W.B.L.R. Act, 1956 and also under the provisions of the Urban Land (Ceiling and Regulations) Act 1976, as amended upto date.



THE REGISTER OF...

- 12 That the VENDOR further covenants with the PURCHASER that the VENDOR will provide all necessary helps, actions, and assistances to the PURCHASER to deliver the peaceful vacant possession of the said property at or before the execution of this deed of sale.

SCHEDULE OF THE SAID PROPERTY AS ABOVE

REFERRED TO

ALL THAT THE piece and parcel of land measuring an area of 04 katta - 08 chattak- 09 sq.ft shali land more or less situate and lying under the jurisdiction of A.D.S.R. Bidhannagar And at mouza Atghara, under the C. S DAG NO 238, in the C.S KHATIAN NO 160, R.S.DAG NO 235, R.S KHATIAN NO 342 AND L.R KHATIAN NO Krishi 877,878,12 and 14 respectively within the WARD NO 6 of the Rajarhat Goplapure Municipality, P.S - Rajarhat, Dist; NORTH 24 parganas which is butted and bounded as follows:-

ON THE NORTH : R.S PLOT NO 232.

ON THE SOUTH: SMT CHAMPA JAISWAL IN R.S 235 DAG. 2 PART OF R.S-DAG 234

ON THE EAST : 12FT. WIDE COMMON PASSAGE.

ON THE WEST :: R.S DAG NO 233 AND 234.

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सिना देवी जायसवाल

2



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THE Registrar of Companies
Calcutta

IN WITNESSES WHEREOF the VENDOR herein has set and subscribed her respective hands, seal and signature on the day month and year as above written in presence of the following witnesses.

WITNESSES.

1. Lok Nath Jaiswal,
Tegoria Jharkhand
Hamumanmandir
Kd = 157

2. Sri Minum Singh मीना देवी जायसवाल
Hathwa Rajpura Signature of the VENDOR
(Meena Devi Jaiswal)

3. Sachin Jaiswal
2A, Chalta Bagan Lane Kd-6

DRAFTED AND PREPARED

BY

SK Mehbubur Rahman

SK MEHBUBAR RAHMAN,
ADVOCATE.

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Registrar of Companies
Calcutta

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MEMO OF CONSIDERATION

I ^{Debi} Smt. Minojaiswal the VENDOR herein has received the consolidated sum of Rs 14 00 000 /- (Rupees Fourteen Lac) only as the consideration as mentioned in this deed of sale from the PURCHASER as per the following memo and I am signing this memo of consideration in presence of the following witnesses on the day month and year as above written.

Pay Order NO	Date.	Bank.	Amount.
004904	09-04-2007	UTI Bank LTD. LAKE TOWN KOL-89	Rs. 14 00,000/- (Rupees Fourteen Lac) only.

WITNESSES.

1 Lok Nath Jaiswal.
Teghria J-mudalle Near
Hanuman mandir Kol-157

2 Sri. Anand Singh for
Attorney by power

3 Sachin Jaiswal
2A, Chalte Bagon Lane
Kol-6

मीना देवी जायसवाल
signature of the VENDOR.
(Meena Devi Jaiswal)

मीना देवी जायसवाल

Approved by

Head of Department
Name
Page
Date
In the presence of



Secretary of Government
Calcutta



Secretary of Government
Calcutta



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 01119 of 2010
(Serial No. 03862 of 2007)

On 09/04/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 15389/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/04/2007

Deficit stamp duty

Deficit stamp duty

1. Rs. 40000/- is paid, by the draft number 592971, Draft Date 09/04/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 09/04/2007
2. Rs. 43000/- is paid, by the draft number 592970, Draft Date 09/04/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 09/04/2007

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

Presented for registration at 14.42 hrs on :09/04/2007, at the Office of the A. R. A. - II KOLKATA by Mina Debi Jaaiswal ,Executant.

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

Execution is admitted on 09/04/2007 by

1. Mina Debi Jaaiswal, wife of Rajendra Kumar Jaiswal , 2, Ghosh Lane, Kolkata, Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, Pin :-700006 By Caste Hindu, By Profession: House wife

Identified By Rajendra Kumar Jaiswal, son of Chandan Baran Shaw, 27, K. B. Street, Kolkata, Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 , By Caste: Hindu, By Profession: Business.

(.....)
ADDL REGISTRAR OF ASSURANCES-II

On 15/06/2009

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.-1677735/-

Certified that the required stamp duty of this document is Rs.- 100674 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

(Tarak Baran Mukherjee)
ADDL REGISTRAR OF ASSURANCES-II

On 03/02/2010

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

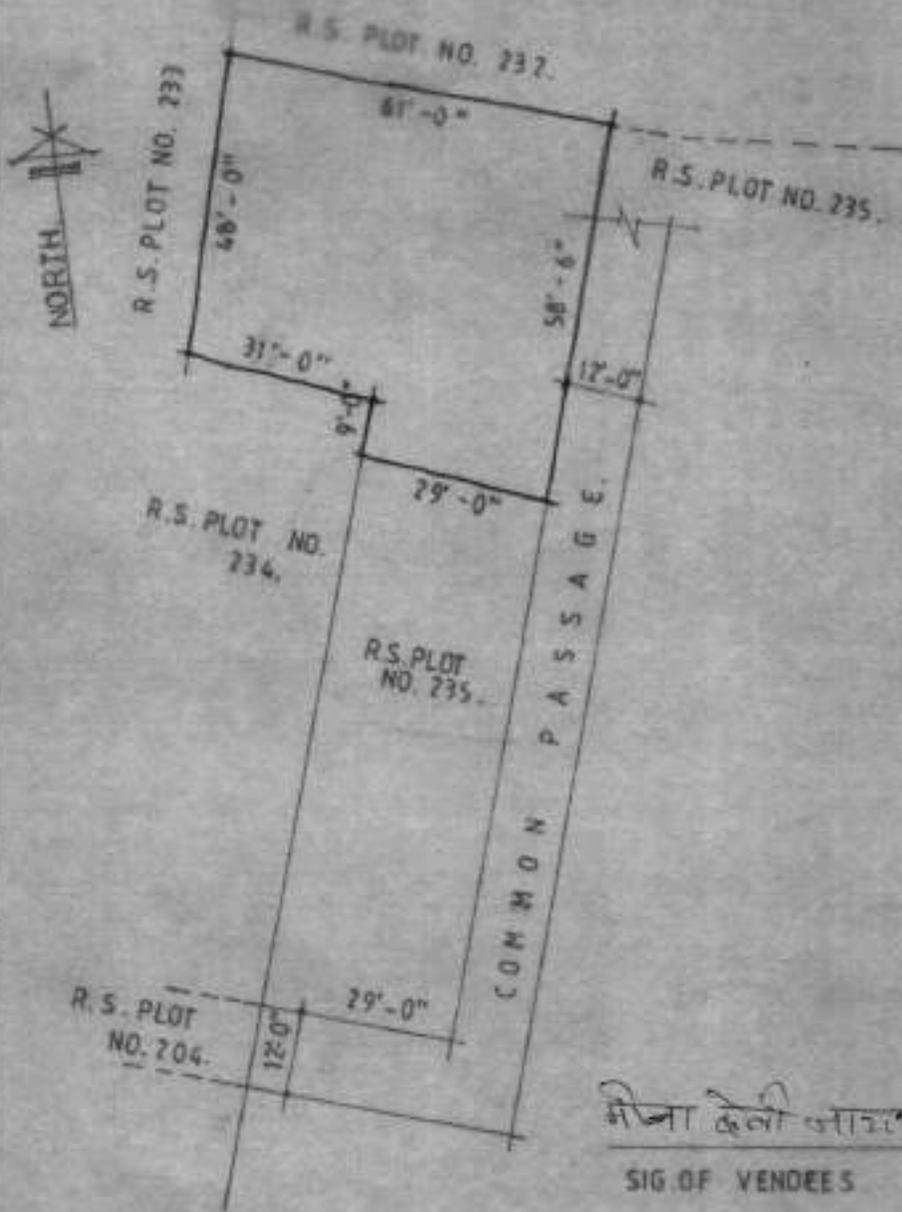
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23.5 of Indian Stamp Act 1899.

(Tarak Baran Mukherjee)
ADDL REGISTRAR OF ASSURANCES-II

SITE PLAN OF R.S. PLOT NO.-235, PART MOUZA ATGHARA,
J.L. NO.-10, WARD NO.- 06, P.S. RAJARHAT, DIST. 24 PGS. (N.)
UNDER RAJARHAT GOPALPUR MUNICIPALITY.

LAND AREA SHOWN IN RED BORDER. 

AREA OF LAND LWT.-8CH. - 950.FT. (MORE OR LESS.)



मिना देवी पांडे

SIG. OF VENDEES

SITE PLAN

(SCALE - 30'-0" = 1")

SIG. OF VENDOR

DRAWN BY
RAJ KUMAR PAUL
RAIKHALI BUMAN NIGAR



Registrar of Companies
Calcutta

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE

Photo of the presentant should be pasted
in the front page of the document

Reb



(1) Rebi Sanyal Kay
Name : Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

.....
SIGNATURE of the Presentant

(2) মীনা দেবী জামস্বাল
Name : মীনা দেবী
Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)



LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

মীনা দেবী জামস্বাল
.....

SIGNATURE of the Presentant/Executant/
Claimant/Attorney/Principal/Guardian/Testator
(Tick the appropriate status)



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 5054 to 5078
being No 01119 for the year 2010.




(Tarak Baran Mukherjee) 05-February-2010
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal