

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 437429

Certified that the document is admitted to registration. The signature Sheet / Sheet's and the endorsement sheet / Sheet's attached with this document's are the part of this document

Registrar U/S 7(2)  
District Sub Registrar II  
24 Pgs (N) Barasat

11 JUL 2012

## DEED OF CONVEYANCE

Govt. Assessed Value Rs. 15,83,334/- only

This DEED OF CONVEYANCE made on this 10<sup>th</sup> day  
of July, Two thousand and Twelve (2012).

B E T W E E N

V.C. No = 1334  
2012  
2000  
450F

নং : 1789.

সম ও তারিখ : 09-07-12

স্বাক্ষরকারীর নাম : Verma Real Estate Bhd.

ঠিকানা : RA 99/3/284, Jagav Danga.

মূল্য : 4,000 (Rupees One Thousand Only).

স্বাক্ষর :

জেলা : উত্তর ২৪ পরগণা

খরীদ তার : 27 JULY 2012

মোট মূল্য : B' 25 0000

স্বাক্ষরকারীর নাম :

স্বাক্ষর : শ্রী সঞ্জয় কুমার

- Ravi M Mida



3425

- Rakim Mida



3427

- Gagan Kumar Sinha



3428

L.T. of Rafiq Mida

Per by



Registrar U/S 7(2)  
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10 JUL 2012

Ms.

to INMAT A/c

...

(Page : 2)

1. ABDUL RAHIM MIDDA, 2. ABDUL RAHAMAN MIDDA, 3. ABDUL RAFIQ MIDDA, all are sons of Late Abdul Khatib Midda, all are by faith - Islam, by Nationality - Indian, by Occupation - Cultivation, all are residing at Raigachi, P.O. & P.S. - Rajarhat, Kolkata - 700135, District - North 24 Parganas, having Epic No. WB/20/091/540333, WB/20/091/540201, WB/20/091/540401 respectively, hereinafter jointly called and referred to as the "VENDORS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and/or assigns) of the FIRST PART.

A N D

VERMA REAL ESTATE PRIVATE LIMITED, A Private Limited Company incorporated with the Companies Act, having its registered Office at RGM/3/284, Jagardanga, P.O. 0 R-Gopalpur, P.S. - Airport, Kolkata - 700136, District - North 24 Parganas, represented by its Director SRI BABULAL VERMA, son of Sri Baidyanath Verma, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Flat No. 7D, 7th & 8th Floor, HIG IIIrd, Greenwood Sonata, P.S. - New Town (Near City Centre), Kolkata - 700136, District - North 24 Parganas, hereinafter called and referred to as the "PURCHASER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators,

3429

VERMA REAL ESTATE PVT. LTD.

*Rajendra Verma*

Director

Siddhanta

at INNHATI

VILL. Rajendra P.O. PS

Rampura West Dist 135

Business



*[Signature]*

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legal representatives, and/or assigns) of the SECOND PART.

WHEREAS one Abdul Chattar Midda, was the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 29 Decimals comprising in R.S. Dag No. 4327 under R.S. Khatian No. 1937, alongwith other properties, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 05 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas and seized and possessed the same.

AND WHEREAS after demise of said Abdul Chattar Midda, his Six sons namely Abdul Gaffar Midda, Abdul Bari Midda, Abdul Hamid Midda, Abdul Mujit Midda, Abdul Ajit Midda and Abdul Wajed Midda, jointly inherited the aforesaid property and became the joint absolute owners thereof and jointly seized and possessed the said land by paying rent and taxes regularly before the concerned authority from time to time.

AND WHEREAS while being in peaceful joint possession over the aforesaid property, said Abdul Gaffar Midda, Abdul Bari Midda, Abdul Hamid Midda, Abdul Mujit Midda, Abdul Ajit Midda and Abdul Wajed Midda, jointly sold, transferred and conveyed ALL THAT piece and parcel of Shali land measuring an area of 17 Decimals out of 29 Decimals, be the same a little more or less, comprising in R.S. Dag No. 4327



*[Signature]*  
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under R.S. Khatian No. 1937, alongwith other properties, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 05 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas, in favour of the VENDORS herein, by virtue of a Deed of Conveyance, duly registered on 23/02/1981 before the S.R.O. Cossipore DumDum and recorded in the Book No. I, Volume No. 30, Pages from 224 to 226, being No. 1557 for the year 1981 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid purchase, the VENDORS herein, jointly became the owner of ALL THAT piece and parcel of Shali land measuring an area of 17 Decimals out of 29 Decimals, be the same a little more or less, comprising in R.S. Dag No. 4327 under R.S. Khatian No. 1937, alongwith other properties, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 05 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas and absolutely seized and possessed of or otherwise well and sufficiently entitled to the same peacefully without interruption of others free from all encumbrances, by paying rent and taxes regularly before the concerned authority from time to time and have full power of rights and title for sell the said property.



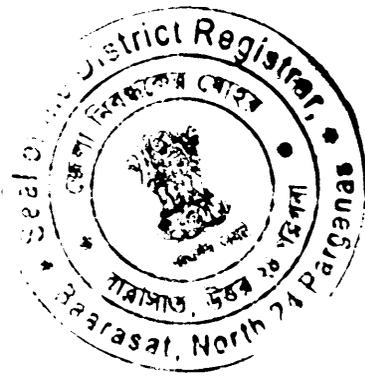
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AND WHEREAS being need of money, the abovenamed Vendors intend to sell out ALL THAT piece and parcel of Shali land measuring an area of 05 Decimals equivalent to 03 (Three) Cottahs 20 (Twenty) Sq.ft. be the same a little more or less, out of 29 Decimals, comprising in R.S. Dag No. 4327 under R.S. Khatian No. 1937, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 05 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas, morefully described in the schedule hereunder written and the Purchaser herein intend to purchase the same, at and for a valuable consideration of Rs. 6,00,000/- (Rupees Six Lakhs) only, free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the total consideration of a sum of Rs. 6,00,000/- (Rupees Six Lakhs) only to the Vendors paid by the Purchaser at or immediately before the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof) acquit, release and discharge the Purchaser, its successors-in-office, executors, administrators, representatives and assigns and also the said property he the Vendors as beneficial owners do by these presents indefeasibly grant, sell, convey and transfer, assign and



*[Handwritten signature]*

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assure unto the Purchaser, its successors-in-office, executors, administrators, representatives and assigns ALL THAT piece and parcel of Shali land measuring an area of 05 (Five) Decimals equivalent to 03 (Three) Cottahs 20 (Twenty) Sq.ft. be the same a little more or less, out of 29 Decimals, comprising in R.S. Dag No. 4327 under R.S. Khatian No. 1937, alongwith other properties, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 05 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas, morefully and particularly described in the Schedule hereinafter written TOGETHER WITH other rights, easement rights of the property, OR HOWSOEVER OTHERWISE the said property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH benefit and advantages of ancient and other rights, liberties, easements, privileges, appendages, appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together further more all the estate, right, title, inheritance, use, trust property, claim and demand whatsoever both at law



*[Handwritten signature]*

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and in equity of the Vendors into and upon the said property or every part thereof AND all deeds, pattas, muniments, writings and evidences, of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, administrators or representatives or any persons from whom he or they can or may procure the same without action or suit at law or in equity to enter into AND HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the Purchaser, its successors-in-office, executors, administrators, representatives and assigns forever free and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors from to these presents AND the Vendors doth hereby for themselves, their heirs, executors, administrators and representatives, covenants with the Purchaser, its successors-in-office, executors, administrators, representatives and assigns THAT NOTWITHSTANDING any act, deed or thing whatsoever by the Vendors or by any of his predecessors and ancestors in title done or executed or knowingly suffered to the contrary the Vendors had at all material times heretofore and now have good right, full power absolute authority and indefeasible title to grant,



  
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sell, convey, transferred, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser, its successors-in-office, executors, administrators, representatives and assigns in the manner and the Purchaser, its successors-in-office, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of their ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered or by the Vendors or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the Vendors or from or under any of their predecessors or ancestors in





*[Signature]*  
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title shall and of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors-in-office, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, her heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the Vendors and all of their heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors-in-office, executors, administrators, representatives and assigns, against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenants hereunder contained.

The Purchaser Company shall have all powers and be legally entitle to record its name in the government settlement records and local municipality as the absolute owner and being in possession of the said land the Purchaser shall have every right to sell, gift, mortgage or any type of transfer the Schedule property hereto and to that the Vendors or anybody under them or any body in respect of the said land shall have no objection and/or



*[Handwritten signature]*

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right to object/oppose and any such objection and/or opposition if comes, the same shall be declared illegal and/or rejected by all the Courts of law.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Shali land measuring an area of **05 (FIVE) DECIMALS** equivalent to **03 (THREE) COTTAHS 20 (TWENTY) SQ.FT.** be the same a little more or less, out of 29 Decimals, comprising in R.S. Dag No. 4327 under R.S. Khatian No. 1937, lying and situated at **MOUZA - GOPALPUR**, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 05 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas, which is delineated and demarcated by **RED** colour brder in the annexed Sketch Map. The annexed Map, Fingerprints and Colour Photographs of the Parties herein will be treated as a part of this Deed. The Annual Proportionate Rent will be paid in favour of the Collector, North 24 Parganas as per West Bengal Land Holding Revenue Act. *under taroun Sen Supta Upa nagami.*

**BUTTED AND BOUNDED BY**

ON THE NORTH : Land of R.S. Dag No. 4322 &  
6' wide Common Passage.

ON THE SOUTH : Land of R.S. Dag No. 4328

ON THE EAST : Land of R.S. Dag No. 4326

ON THE WEST : Land of R.S. Dag No. 4332



*d*  
Registrar UIS 7(2)  
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10 JUN 2012

IN WITNESS WHEREOF the parties have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED SEALED & DELIVERED  
IN THE PRESENCE OF  
WITNESSES :

- 1) Mr. Siddhant  
do INDIANAT Delhi p.o. ps  
Rejwa Heli 12th 135
- 2) Mr. Rajiv Mittal
- 3) Mr. Jaijit  
C/O Sanyal  
V/L L Rajga Chips  
Rejwa Heli
- 4) Mr. Sanyal  
L.T.I  
Rajiv Mittal  
L.T.I of Rajiv Mittal

\_\_\_\_\_  
SIGNATURE OF THE VENDORS

VERMA REALESTATE PVT. LTD.

\_\_\_\_\_  
Signature of Verma

Director

\_\_\_\_\_  
SIGNATURE OF THE PUCHASER



*[Signature]*  
Registrar U/S 7(2)  
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10 JUL 2012



**Government Of West Bengal**  
**Office Of the D.S.R. - II NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 10521 of 2012**  
**(Serial No. 09466 of 2012)**

On

**Payment of Fees:**

**On 10/07/2012**

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

Presented for registration at 18.30 hrs on :10/07/2012, at the Private residence by Abdul Rahim Midda, one of the Executants.

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

Execution is admitted on 10/07/2012 by

1. Abdul Rahim Midda, son of Lt Abdul Khatib Midda , Raigachi, Thana:-Rajarhat, P.O. :-Rajarhat District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
2. Abdul Ranaman Midda, son of Lt Abdul Khatib Midda , Raigachi, Thana:-Rajarhat, P.O. :-Rajarhat District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
3. Abdul Rafiq Midda, son of Lt Abdul Khatib Midda , Raigachi, Thana:-Rajarhat, P.O. :-Rajarhat District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
4. Babu Verma  
Director Verma Real Estate Private Limited, Jagardanga, Thana:-Airport, P.O. :-R Gopalpur District:-North 24-Parganas, WEST BENGAL, India, .  
By Profession : Business

Identified By Md Saddique, son of Innat Ali, Raigachi, Thana:-Rajarhat, P.O. :-Rajarhat District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II

On **11/07/2012**

**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. also under section 5 of West Bengal Land Reforms Act 1955. Court fee stamp paid Rs.10/-

**Payment of Fees:**

Rs. 17462/-

on 11/07/2012

Rs. 17413/-



on 11/07/2012)

( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II

11/07/2012 05:35:00 P

EndorsementPage 1 of 2



**Government Of West Bengal**  
**Office Of the D.S.R. - II NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 10521 of 2012**  
**(Serial No. 09466 of 2012)**

**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.-15,83,334/-

Certified that the required stamp duty of this document is Rs.- 95010 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs -49000/- is paid, by the draft-number 900479, Draft Date 10/07/2012, Bank Name State Bank of India Narayanpur, received on 11/07/2012
2. Rs -45010 - is paid, by the draft number 900478, Draft Date 10/07/2012, Bank Name State Bank of India Narayanpur, received on 11/07/2012

( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II

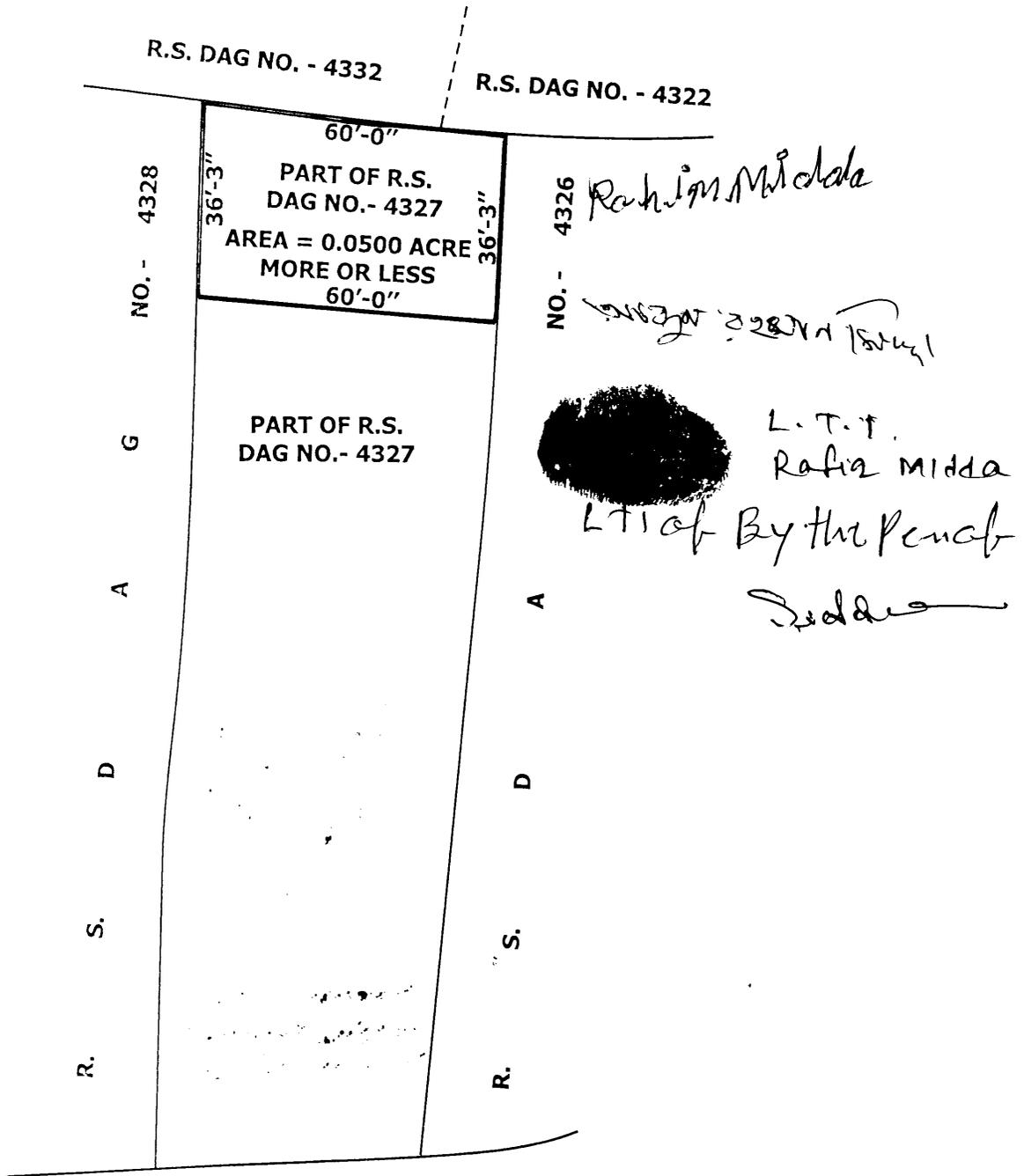


( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II  
EndorsementPage 2 of 2

PLAN OF PART OF R.S. DAG NO. 4327 WHOSE C.S. DAG NO.- 7408 (P),  
 MOUZA - GOPALPUR, J.L. NO. -02, R.S. NO. 140, L.R. KHATIAN NO.  
 P.S.- AIRPORT, DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT  
 GOPALPUR MUNICIPALITY,  
 PURCHASE PLOT OF AREA = 0.0500 ACRE (MORE OR LESS)  
 PLOT SHOWN IN GREEN BORDER.

SCALE : 33'-0" = 1"

VENDEE :



MOUZA - RAIGACHI, J. L. NO. - 12

VENDOR'S SIGNATURE

P.O. COL.	REFERENCE	AREA IN			
		ACRE	KH	CH	SFT
	R. S. DAG NO. 4327 (P)	0.0500	03	00	18

MORE OR LESS

COPIED BY  
 SK. R. ALI  
 REGD. NO. 16522  
 RAJARHAT



*[Handwritten signature]*

Registrar U/S 7(2)  
District Sub. Registrar II  
24 Pgs (N) Barasat

10 JUL 2012

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

Name Baldevol Verma Director Verma Real Estate (P) Ltd

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (  )

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

*Baldevol Verma*

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

*Baldevol Verma*

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

Name Rajni M M J olodou

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (  )

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

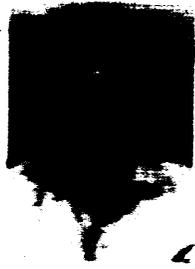
All the above fingerprints are of the abovenamed person and attested by the said person

*Rajni M M J olodou*

Signature of the Presentant / Executant /  
Claimant/Attorney, Principal/Guardian/Testator. (Tick the appropriate status)

Name Sanjay Kumar

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (  )

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

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

*Sanjay Kumar*

Signature of the Presentant / Executant /  
Claimant/Attorney, Principal/Guardian/Testator. (Tick the appropriate status)

All the above fingerprints & R.H. = Right hand finger prints.



*[Signature]*  
Registrar U/S 7(2)  
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10 JUL 2012

# DISTRICT NORTH 24 PARGANAS



THE  
 no. [redacted] should be pasted in the front page of the document

(1) Name : ..... *LTidf By the Presentant Sudda* ..... Status - Presentant

## বাম হাতের আঙ্গুলের ছাপ

LITTLE	RING	MIDDLE	FORE	THUMB

## ডান হাতের আঙ্গুলের ছাপ

THUMB	FORE	MIDDLE	RING	LITTLE

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

*L.T. 1 Rebiq Mrida*

*LTidf By the Presentant Sudda*

Signature of the Presentant



(2)

Name : .....

Status - Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

## বাম হাতের আঙ্গুলের ছাপ

LITTLE	RING	MIDDLE	FORE	THUMB

## ডান হাতের আঙ্গুলের ছাপ

THUMB	FORE	MIDDLE	RING	LITTLE

Status - Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

Signature of the Presentant

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



Registrar U/S 7(2)  
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10 JUL 2012

MEMO OF CONSIDERATION

RECEIVED of and from the Purchaser above named a sum of Rs. 6,00,000/- (Rupees Six Lakhs) only as the full consideration money by Cheque/Cash.

D) Bank- H.D.F.C

a) cheque in the name of — 2,00,000/-  
Abdul Rahim Midda

b) Abdul Rahaman Midda — 2,00,000/-

c) Abdal Rafiq Midda — 2,00,000/-

6,00,000/-

WITNESSES:

1. Rahim Miodaka

1) H.D. Dada

Ch. Inayat Ali

VILL. Raji of ...

PO. P. Raji of ...

Keel 135

2. ...

3. L.T.G of Rafiq Midda

SIGNATURE OF THE VENDORS

Pen by - Dada

2) Sh. Jalizal  
of Rajgachhi  
P. S. Rajastat

Drafted by:

Sipah Mr. Pal  
(Advocate)

Dist. Judges' Court,  
Barasat, North 24 Pgs.

Computer by: 1000/ 266 193,

Kuntal Singha Roy  
(Kuntal Singha Roy)  
Barasat Court.



Registrar UIS 7(2)  
District Registrar II  
Barasat (N) Barasat

10 JUL 2012

ificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 34  
Page from 2124 to 2142  
being No 10521 for the year 2012.



*Sushil Kumar Roy*

(Sushil Kumar Roy) 12-July-2012  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R. - II NORTH 24-PARGANAS  
West Bengal