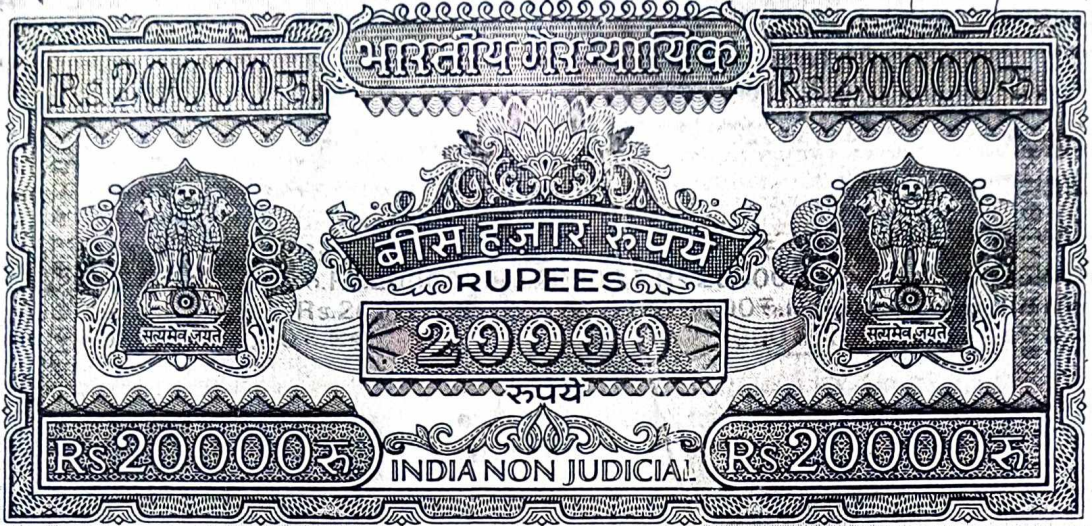


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35020  
 6/11/2010  
 M.V. Doot  
 H. S. on 7

00CC 742220

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.

Adcl. Dist. Sub-Registrar  
 Alipore, South 24 Parganas

28 SEP 2012 DEED OF SALE

THIS DEED OF SALE MADE this 6<sup>th</sup> day of November TWO THOUSAND BETWEEN (1) SM. REBATI RANI CHANDRA wife of Late Kali Shenkar Chandra (2) . AJOY KUMAR CHANDRA (3) TAPAN KUMAR CHANDRA (4) SM. MANJU NAG (CHANDRA) all sons and daughter of Late KALI SHANKAR CHANDRA, son of Late Monmotha Nath Chandra, all present residing at 1A, Gopal Doctor Road, P.S. Watgunge, Calcutta-700 023 hereinafter referred to as the SELLORS (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART:

Ajoy Kumar

A N D

contd...2

2938  
Chandra Kr Chandra  
1A, Laxmi, Sector 62  
G23



Calcutta Collectorate,

Transferred for Registration

3.5 A.M./P.M. on the

day of ..... 2001 at the  
Addl. Dist. Sub-Registrar Office  
at Alipore, South 2-P. P. O. S.

by ..... Executive /  
Clerk / one of the executive /

Agent for .....  
under a power

Attorney No. .... for 210.....

authorized by the

Registrar of

Ajay Kr Chandra

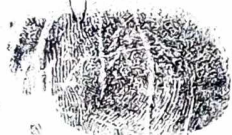


ES11



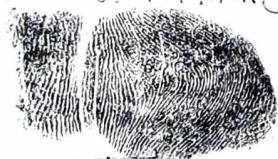
Son/Wife of.....  
of.....  
The name.....  
Dist.....  
By caste Hindu Muslim  
Profession.....

Ajay Kr Chandra



ES12

हरकृष्ण शर्मा



ES13

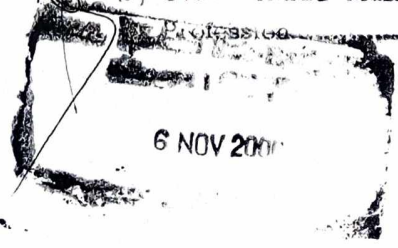
Tarun Kr. Chandra



ES14

Hanjik Nag.

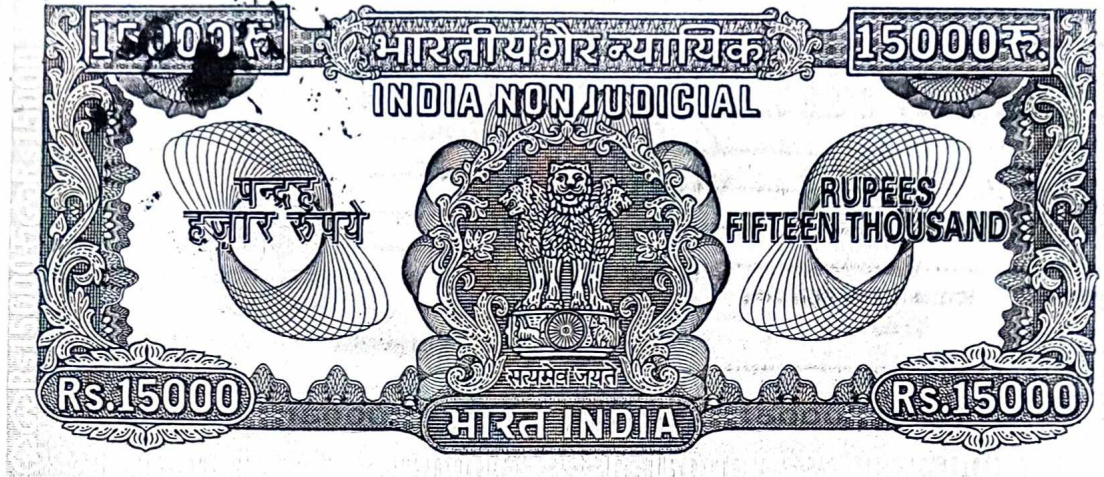
(Chandra)



Son/Wife of.....  
of.....  
The name.....  
Dist.....  
By caste Hindu Muslim  
Profession.....

KOUSHIK NAG,  
S/O ASOKE KR. NAG,  
39, ATUL KRISHNA BANERJEE LANE, CAL-36.





01BB 926576

- 2 -

(1) CHANDRA NATH CHANDRA, (2) CHANDRA SEKHAR CHANDRA,  
(3) CHANDRA KUMAR CHANDRA, (4) CHANDRA KIRION CHANDRA,  
all sons of Late Krishna Kali Chandra and all residing at  
1A, Gopal Doctor Road, Calcutta-700 023, P.S. Watgunge,  
hereinafter referred to as the PURCHASERS (which  
expression shall be excluded by or repugnant to the context  
be deemed to include their executors, legal heirs,  
administrators, legal representatives and assigns) of the  
OTHER PART:

contd...3

20 Rs.



- 3 -

*Alipore*  
WHEREAS by a Partition Deed being Title Suit No.96 of 1962 in the Court of the 7th Subordinate Judge at Alipore the deceased Sri Kali Shankar Chandra and predecessors-in-interest of the Purchasers herein, Sri Krishna Kali Chandra and Kali Prasanna Chandra, obtained jointly the western portion of a Two-Storeyed Building being Premises No.1A, Gopal Doctor Road (Previously No.1, Gopal Doctor Road) comprising an area of 1 Cottah 2 Chittak 6 Sq.ft. more or less.

AND WHEREAS the said area have been described in the final decree of the said suit in Lot 'P' and Lot 'Q' of the Plan annexed with the said final decree.

contd...4



AND WHEREAS along with the said Premises another property being Premises No.32/3B, Hem Chandra Street now known as 10, Gopal Doctor Road, Calcutta-700 023 comprising two structures on a Thika Tenancy land measuring about 8 Chittaks was also allotted to the SELLOR and the said Krishna Kali Chandra, since deceased, and Kali Prosanna Chandra, since deceased.

AND WHEREAS the said Kali Prosanna Chandra during his life time sold his undivided 1/3rd share of the said two premises being Premises No.1A, Gopal Doctor Road and 10, Gopal Doctor Road, by a Registered KOBALA dated 18-4-66 And Whereas the said Deed was registered in the Office of the Alipore being numbered 1772 Index No.1, Volume No.20, Pages 168 to 179 for the year 1966 for valuable consideration to the SELLOR herein Kali Shankar Chandra and the SELLOR by virtue of the said Purchase from Kali Prosanna Chandra has become Owner of 2/3rd share of the said two Premises mentioned above.

*Alipore*  
AND WHEREAS the said Kali Shankar Chandra since deceased found difficulty in enjoyment of his 2/3rd share jointly with Krishna Kali Chandra, since deceased filed a suit for Partition in the Court of the 7th Subordinate Judge at Alipore which was numbered as Title Suit No.17 of 1979.

*Alipore*  
AND WHEREAS in the said suit a preliminary decree was passed declaring 2/3rd share of Kalishankar/Chandra in the said two properties and also 1/3rd share of Krishna Kali Chandra the predecessor-in-interest of the Purchasers herein.

contd...5

AND WHEREAS during pendency of the suit the said Krishna Kali Chandra died intestate on 5-4-1987 leaving behind him surviving his (1)Wife, Smt. Mahamaya Chandra and four sons and Purchasers herein and four daughters namely (1) Mrs. Kanaklata Kundu, (2) MRS. AMBALIKA DUTTA (3) MRS. ANIMA DAW AND (4) MRS. PRATIMA RUDRA who have become owners of 1/3rd share jointly after the death of Krishna Kali Chandra in respect of the above mentioned two properties.

AND WHEREAS in the said Title Suit No.17 of 1979 the Partition Commissioner submitted his final report mentioning the separate allotment and valuation in the said two properties on 14th March 1995 in the Learned Court of the 7th Subordinate Judge at Alipore.

AND WHEREAS in the said Final Report the Learned Partition Commissioner on physical verification and measurement found the area of land of the said Premises No.1A, Gopal Doctor Road as 800 sq.ft. instead of 816 sq.ft. and the area of 2/3rd. share of the land of the SELLOR comes to 535 sq.ft. and also measured the area of the said Thika Tenancy property being premises No.32/3B, Hem Chandra Street now known as 10, Gopal Doctor Road, at about 8 Chittak of land together with two structures standing therein with two tenants therein and the said Kali Shankar Chandra, since deceased has also become of 2/3rd. share of the said Thika Tenancy land together with two structures standing thereon now premises No.10, Gopal Doctor Road, Calcutta-700023.

AND WHEREAS the Partition Commissioner in his Final Report has opined that according to Partition Act the property will not be partitioned by metes and bounds because it will not be possible to open two separate passage in respect of the said Kali Shankar Chandra and the Purchasers' allotment and also will not

contd...6....



be possible to provide any space for construction another staircase, bath and privy in the said premises No.1A, Gopal Doctor Road, Calcutta- 700023.

AND WHEREAS on the basis of the report of the Partition Commissioner the said Kali Shankar Chandra filed an Application under Section 2 of the Partition Act for allowing him to purchase the 1/3rd share of the Purchasers' share herein and the Purchasers also filed another application for purchase of the 2/3rd. share of the Sellor in Court and the Learned Court by an order directed both the Parties to offer highest bid on closed envelope.

AND WHEREAS the Ld. Court found after opening envelope that the bid of the Purchasers herein in respect of 2/3rd. share of the said Kali Shankar Chandra offering Rs.5,00,101/- is the highest offer than that of the offer made by the Kali Shankar Chandra and as such the Learned Court by an order no. 256 dt. 18.3.1999 accepted the bid of the Purchasers herein and directed the said Kali Shankar Chandra to execute a Deed of Conveyance in respect of 2/3rd. share in favour one of the Purchasers herein.

AND WHEREAS the Purchasers herein jointly decided to Purchase the said 2/3rd. share of the said Kali Shankar Chandra herein and in pursuance thereof they deposited the xerox copies of the Draft and pay orders amounting to Rs.5,00,101/- in Court and the Learned Court being satisfied with their such deposit of the xerox copies of the said Draft and Pay orders directed the Purchasers herein to submit necessary Draft Deed of Conveyance after serving a copy of the said Draft to the Sellor herein within 06-4-2000.

AND WHEREAS in pursuance of the said Order of the Ld. Court dated 24.1-2000 the Purchasers herein submitted the Draft

contd...7..

conveyance in respect of the 2/3rd. share of the said Kali Shankar Chandra in respect of the properties mentioned above and more particularly described in the Schedule "A" and "B" hereunder written which was duly approved by the Learned Court.

AND WHEREAS the said Kali Shankar Chandra in pursuance of the Order of the Ld. Court agreed to sell and transfer his 2/3rd. share in the Schedule "A" and "B" properties in favour of the Purchasers herein at or for a price of Rs.5,00,101/- (Rupees Five Lacs and one Hundred one only) and free from all encumbrances charges liens, lispendence, attachment, requisitions, acquisitions, trusts subject to tenancy of the Schedule "B" property.

AND WHEREAS the said Kali Shankar Chandra suddenly died intestate on 28.6.2000 leaving behind him his wife, two sons and one daughter who have been incorporated as the Sellors in this Deed.

AND WHEREAS in terms of the Order of the Ld. Court the Purchasers herein have paid a sum of Rs.5,00,101/- to the Sellar No.1 as per memo of consideration below and in pursuance thereof the Sellors also have given vacant possession of the Schedule "A" properties being premises No.1A, Gopal Doctor Road and the Schedule "B" properties that is no.10, Gopal Doctor Road, P.S.-Watgunge, Calcutta 700023 with thika tenant to the Purchasers herein and in consequence the Purchasers are now owners of the same and are seized and possessed of the same and in their absolute possession of the said properties without any obstruction thereon.

NOW THIS INDENTURE WITNESSETH that in pursuance of the Order of the Learned Court and in consideration of the said sum of Rs.5,00,101/- (Rupees Five Lacs and One Hundred one only) of lawful money of Indian Union Well and truly paid by the Purchasers to the Sellar no.1 who received the entire consideration money on behalf of other sellors on or before the execution of these presents (the receipt whereof the Sellar No.1 doth hereby admit and acknowledge and of and from the same and every part thereof the Sellors do

contd..8..



hereby release and discharge the Purchasers and also the said properties) the SELLOR doth hereby indefeasibly grant release transfer sell convey assign assure absolutely unto the Purchasers free from all encumbrances ALL THAT the right title and interest of the SELLOR in ALL THAT the piece or parcel of two-third share of land containing by estimation an area of 535 Sq.ft. be the same a little more or less TOGETHER WITH a two-Storeyed Building thereon situate lying at and being the present Premises No.1A, Gopal Doctor Road, Calcutta-700 023 and also 2/3rd share at Premises No.10, Gopal Doctor Road, Calcutta-700 023 more particularly described in the Schedules attached hereto OR HOWSOEVER OTHERWISE the said land hereditament and premises or any part thereof now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished TOGETHER WITH all erections fixtures walls yards court yards sewers drains water courses and benefit and advantages of ancient and other light liberties easements privileges appendages and appurtenances whatsoever to the said land hereditaments and premises or any part thereof belonging to or otherwise appertaining to or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion and reversions remainder or remainders rent issues and profits thereof and of and every part thereof AND ALL the estate right title interest claim and demand whatsoever both at law and in equity interest claim and demand whatsoever both at law and in equity of the SELLOR into and upon the said land hereditament and premises or any part thereof TOGETHER WITH all deeds pattahs muniments writings and evidences of title whatsoever in any wise relating to or concerning the said land hereditament and premises or any part thereof which now are or hereafter shall or may be in possession power or control of the SELLOR or any

contd...9

person or persons from whom the Sello<sup>r</sup> may procure the same without any action or suit or otherwise TO HAVE AND TO HOLD the said land with building hereditament and premises hereby granted or expressed so to be and to the use of the Purchasers absolutely and forever free from all encumbrances and liability whatsoever AND the Sello<sup>r</sup>s do hereby for themselves their heirs executors administrators and representatives covenants with the Purchasers their heirs executors administrators representatives and assigns THAT notwithstanding any act deed or things by the Sello<sup>r</sup> or by any of their predecessor-in-title done or executed or knowingly suffered to the contrary, They the Sello<sup>r</sup> are lawfully and absolutely entitled to the 2/3rd share of the said land with building and structures hereditament and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid the Sello<sup>r</sup> has good right full power and absolute authority to grant sell and convey the said land with building hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid the Sello<sup>r</sup> has good right full power and absolute authority to grant Sell and Convey the said land with building hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchasers in manner aforesaid AND THAT the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land with

Act  
Act

contd...10



building hereditaments and receive and enjoy the said land with building hereditaments and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the SELLOR or any person or persons lawfully or equitably claiming from under or in trust for them or from under any of his predecessors-in-title And That free and clear and freeky and clearly and absolutely discharged saved harmless acquitted exonerated and released or otherwise by and at the cost and expenses of the SELLOR well and sufficiently kept indemnified of from and against all and all manner of claims charges trusts liens debts lispensens attachments and other encumbrances created by the SELLOR AND FURTHER that the SELLOR and all person having or lawfully or equitably claiming any estate or interest whatsoever in the said land with building hereditaments and premises or any part thereof from under or in trust for them the SELLORS or from or under any of their predecessors-in-interest shall and will from time to time and at all times hereafter at the request and costs of the Purchaser 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 land with building hereditaments and premises and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required AND FURTHERMORE the SELLORS and all their heirs executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchasers their heirs executors administrators and assigns against loss damages costs charges and expenses if any suffered by reason of any defect in the title of the SELLOR or any breach of the covenant herein contained.

contd...11

SCHEDULE 'A' REFERRED TO ABOVE

ALL THAT piece and parcel of 2/3rd (Two-Third) share measuring about 535 Sq.ft. more or less together with a two-Storeyed dilapidated old building standing thereon being Premises No.1A, Gopal Doctor Road, Calcutta-700 023, P.S. Watgunge, Ward No.76, District 24 Parganas (South), within the Calcutta Municipal Corporation.

SCHEDULE 'B' REFERRED TO ABOVE

ALL THAT piece and parcel of 2/3rd (Two-Third) share of Thika Tenancy land together with two structures standing thereon measuring about 8 Chittaks more or less previously Premises No.32/3B, Hem Chandra Street now Premises No.10, Gopal Doctor Road, Calcutta-700 023, P.S. Watgunge, Ward No.76, within Calcutta Municipal Corporation, District 24 Parganas (South).

IN WITNESS WHEREOF the said Sellor has hereunto set and subscribed his hand and signature the day month and year first above written.

SIGNED SEALED AND DELIVERED  
at Calcutta by the SELLOR  
in the presence of :

1. Koushik Nag  
39, Atul Krishna  
Banerjee Lane,  
Calcutta-700036

2. Balraj Ghosh  
Alipus Judge  
Court No. 27

① দেবজী রায় চক্ৰ,

② Ajay kr Choudan

③ Jagm kr. Choudan

④ Manju Nag (Chandra)

SELLOR.



MEMO OF CONSIDERATION

Received a sum of Rs.5,00,101/- (Rupees Five Lacs and One Hundred one only) from the withinnamed Purchasers towards the total consideration of the Schedule "A" and "B" properties as per memo below :

Demand Draft No. 573883 dated 21.8.2000 On State Bank of India...	...	Rs.1,50,000.00
Pay Order No. 492000 dated 21.8.2000 on Indian Bank	....	Rs. 70,500.00
Pay Order No. 572177 dated 21.8.2000 on United Bank of India	... ..	Rs. 99,000.00
Pay order no. 126053 dated 24.8.2000 on United Bank of India	... ..	Rs.1,48,500.00
Pay order no. 126051 dated 24.8.2000 on United Bank of India	... ..	Rs. 32,101.00

Rs.5,00,101.00

(Rupees Five Lacs and One Hundred one only)

WITNESSES :

1. Koushik Nag,  
39, ATUL KRISHNA  
BANERJEE LANE,  
CALCUTTA - 700036.

2. Babu Ghosh,  
Alipore Judge  
Calcutta-22

1. বেবতী রনি চন্দা

2. Ajay Kr Chaudhary

3. Jagu Kr. Chandra

4. Manju Nag. (Chandsa).

SELLORS

Drafted by :

Binayendra Kumar Ray,  
Advocate, Alipore.

Typed by me

Shekhar Sakha Mondal  
Shekhar Sakha Mondal  
Alipore Judges' Court.



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

**Endorsement For Deed Number : I - 07817 of 2012**  
**(Serial No. 05788 of 2000)**

**On 06/11/2000**

**Payment of Fees:**

Amount By Cash

( Under Article : A(1) = 5500/- ,E = 7/- on 06/11/2000 )

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

Presented for registration at 11.45 hrs on :06/11/2000, at the Office of the A.D.S.R. ALIPORE by Ajoy Kumar Chandra , one of the Executants.

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

Execution is admitted on 06/11/2000 by

1. Rebati Rani Chandra, wife of Late Kali Shankar Chandra , 1 A, Gopal Doctor Road, Kolkata, Thana:-Wattgunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700023, E v Caste Hindu, By Profession : House wife
2. Ajoy Kumar Chandra, wife of Late Kali Shankar Chandra , 1 A, Gopal Doctor Road, Kolkata, Thana:-Wattgunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700023, By Caste Hindu, By Profession : ----
3. Tapan Kumar Chandra, wife of Late Kali Shankar Chandra , 1 A, Gopal Doctor Road, Kolkata, Thana:-Wattgunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700023, By Caste Hindu, By Profession : ----
4. Manju Nag (chandra), daughter of Late Kali Shankar Chandra , 1 A, Gopal Doctor Road, Kolkata, Thana:-Wattgunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700023, By Caste Hindu, By Profession : ----

Identified By Koushik Nag, son of Asoke Kr Nag, 39 , Atul Krishna Banerjee Lane, Kolkata, P.O. - ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700036, By Caste: Hindu, By Profession: Student.

**On 27/09/2012**

**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.-11,81,000/-

Certified that the required stamp duty of this document is Rs.- 82670 /- and the Stamp duty paid as: Impresive Rs.- 35020/-

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 28/09/2012**

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

( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR

28/09/2012 04:56:00 P

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 07817 of 2012  
(Serial No. 05788 of 2000)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A.  
Article number : 23 of Indian Stamp Act 1899.

**Deficit stamp duty**

Deficit stamp duty Rs. 47660/- is paid, by the draft number 126414, Draft Date 26/09/2012, Bank Name  
State Bank of India, KIDDERPORE, received on 28/09/2012

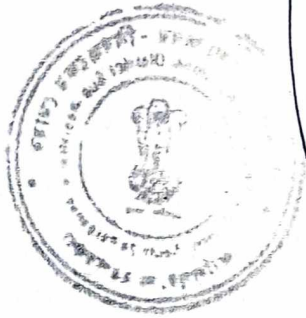
**Payment of Fees:**

Amount By Cash

Rs. 7480.00/-, on 28/09/2012

( Under Article : A(1) = 7480/- on 28/09/2012 )

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR



( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR

28/09/2012 04:56:00 P

EndorsementPage 2 of 2



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

Endorsement For Deed Number : I - 07817 of 2012  
(Serial No. 05788 of 2000)

On 06/11/2000

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On 27/09/2012

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Certified that the required stamp duty of this document is Rs.- 82670 /- and the Stamp duty paid as: Impresive Rs.- 35020/-

On 28/09/2012

**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 of Indian Stamp Act 1899.

**Deficit stamp duty**

( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 1 of 2

11/12/2012 11:37:00 A.





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

Endorsement For Deed Number : I - 07817 of 2012  
(Serial No. 05788 of 2000)

Deficit stamp duty Rs. 47660/- is paid , by the draft number 126414, Draft Date 26/09/2012, Bank :  
State Bank of India, KIDDERPORE, received on 28/09/2012

**Payment of Fees:**

Amount By Cash

Rs. 7480.00/-, on 28/09/2012

( Under Article : A(1) = 7480/- on 28/09/2012 )



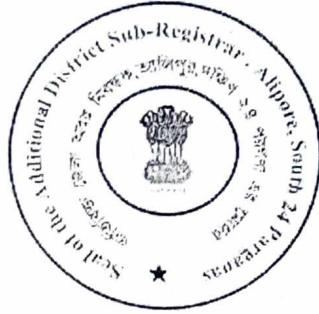
  
( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 2 of 2

11/12/2012 11:37:00 A

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 501  
Page from 656 to 678  
being No 07817 for the year 2012.



(Arnab Basu) 11-December-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. ALIPORE  
West Bengal