14758/12 (5) (212/1) 15803/12

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL F 485738

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

Additional Registrar of Assurances-II, Kolkata

Additional Registrar of Assurance II, Kolkata

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 14th day of December in the year Two Thousand Twelve (2012) Christian Era

56715 13 DEC 2012

. No.-.....DATE.....

ME.....

D.....

T.....

Sea Bird Complex (P) Ltd.
242, B.B Ganguly Street
Kolkata

c- 8446

For SEABIRD COMPLEX PVT. LTD.

Authorised Signatory

(PRAVEEN KAVODIA)

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

c - 8447

c- 8448

c-8449

Md. Ahasan Habib

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
14 DEC 2012

BETWEEN

(1) SMT. JASODA NASKAR, widow of Late Jiban Krishna Naskar, alias Jeeban holding Identity Card No. WB/20/091/666060 issued by Election Commission of India (2) **SHRI TAPAS NASKAR**, son of Late Jiban Krishna Naskar , alias Jeeban ,holding Identity Card No. WB/20/091/666030 issued by Election Commission of India (3) **SHRI TAPAN NASKAR,** son of Late Jiban Krishna Naskar, alias Jeeban, holding Identity Card No. WB/20/091/666100 issued by Election Commission of India (4) **SHRI TARUN NASKAR**, son of Late Jiban Krishna Naskar , alias Jeeban ,holding Identity Card No. WB/20/091/666057 issued by Election Commission of India (5) **SMT. TAPATI MONDAL**, wife of Shri Shankar Mondal, alias Shankar and married daughter of Jiban Krishna Naskar , alias Jeeban, holding Identity Card No. WB/20/091/771474 – all are by faith Hindu – No. 1to 4 are residents of Patharghata, Kadampukur, Police station – New town (previously Rajarhat) district- North 24 parganas, PIN-700 135 and No. 5. is the resident of Janghra,Rajarhat Gopalpur, Police station -- Rajarhat, District- North 24 Parganas – hereinafter for the sake of brevity jointly and/or collectively referred to and/or called ' **THE VENDORS** ' (

c - 8450

তরুণ সরকার

c - 8451

গার্গী সরকার

Md. Ahasan Habib
S/o Md. Abdul Wadud.
Vill + P.O - Ghuni
P.S - New Town
Kol - 157
Occ - Business

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
14 DEC 2012

which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executives, administrators, legal representatives, assigns and/or any other person or persons deriving title under each of them) of the **ONE PART**

AND

M/S SEA BIRD COMPLEX PVT. LTD., a Private Limited Company incorporated under the Companies Act' 1956 having its registered office at 242, B.B. Ganguly Street, Police Station – Bowbazar, Kolkata- 700 012 – hereinafter for the sake of brevity referred to and/or called ' THE PURCHASER' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **OTHER PART** - herein represented by its authorized signatory **Shri Praveen Kanodia**, s/o Mr.Arun Kanodia.

WHEREAS :

(A) One Shri Jiban Krishna Naskar, alias Jeeban, son of Late Nagen Chandra Naskar, alias Nagendra Nath Naskar during his life time was seized and possessed of and/or otherwise well and sufficiently entitled to 0.834 satak of land (

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
14 DEC 2012

0.3058 satak in Dag No.1235 and 0.5282 satak in Dag No.1236) in Mouza Kadampukur J.L. no.25 ,Police Station – New Town (previously Rajarhat) District- North 24 Parganas and his name has been recorded in the L.R.Records of rights under L.R.Khatian No. 237.

(B) Said Shri Jiban Krishna Naskar, alias Jeeban, died intestate leaving his surviving wife namely Smt. Jasoda Naskar , and three sons, namely ,Shri Tapas Naskar, Shri Tapan Naskar, Tarun Naskar and married daughter namely Smt.Tapati Mondal as his legal heirs ;

(C) In the manner as aforesaid the Vendors are jointly and/or collectively seized and possessed of the undernoted plots of land detailed appearing hereinafter;

R.S & L.R. Dag No.	**L.R. Khatian No.**	**Share in the Dag**	**Area of land (In decimal)**
1235	237	.0278	0.3058
1236	237	.0278	0.5282

Total = 0.834 decimal (satak)

G) The Vendors are now in need of urgent liquid money have announced to sell the said two plots of land measuring 0.834 decimal (0.3058 decimal in R.S. Dag No. 1235 and

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OF ASSURANCES-II, KOLKATA
14 DEC 2012

0.5282 decimal in R.S. Dag No. 1236) appertaining to L.R.. Khatian No. 237, in Mouza- Kadampukur, J.L. No. 25, Police Station – New Town, District- North 24 Parganas .

THE VENDORS HAVE ASSURED AND INDEMNIFIED AND CONVENANTED WITH THE PURCHASER as follows:

i) That barring the area of land they have no other share, right, title, interest, claim, and demand whatsoever in any manner in the said Dag Nos. (1235 & 1236) indicated hereinabove ;

ii) That excepting them there is no other legal heir or heiress of said Jiban Krishna Naskar, alias Jeeban, (the recorded owner);

iii) That they understand said M/S Seabird Complex Pvt. Ltd. has purchased the remaining parts of said Dag Nos. 1235 & 1236 by several Deeds of Conveyance and with the purchase of their said share in the said Dag nos. M/S Sea Bird Complex Pvt. Ltd. shall be the exclusive and absolute owner of said Dag Nos. 1235 & 1236 in its entirety exerting all rights of ownership excluding all others;

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14 DEC 2012

iv) That they shall not make any other claim or demand in respect of other shares in the said Dag Nos. by virtue of any document, deed, instrument which we now possess or which they may possess in future. Furthermore the vendor declares that the purported Bengali 'Kobala' (Deed No.5359 for the year 1985) which was allegedly registered at the office of A.D.S.R., Bidhannagar is false, fabricated & in fructuous and he lhas not acquired any right, title, interest in the said Dag No.1235 by virtue of said Bengali Kobala.

v) That the said plots of land are free from all encumbrances, charges, liens and lispendences of every kind and description ;

vi) That they have not entered into any Agreement or Agreements in respect of the said plots of land with any other person or persons;

vii) That no acquisition or requisition proceeding has been initiated in respect of said plots of land;

viii) That the said plots of land are marketable and they are not debarred in any way to sell and/or transfer the said plots of land;

ix) That the said plots of land shall be quietly entered into and held and enjoyed upon and the rents and profits shall be received there from by the M/S Sea Bird Complex Pvt. Ltd. without any interruption or disturbance by us or persons through or under them and without any lawful disturbance or interruption of any other person or persons whomsoever.

x) That they shall co-operate with M/S Sea Bird Complex Pvt. Ltd. to erect boundary wall on four sides of entire Dag Nos. 1235 & 1236 and if M/S SeaBird Complex Pvt. Ltd. faces any difficulty or obstruction in erecting boundary wall in the said Dag Nos. then they shall remove the said difficulty and obstruction with their costs and expenses and if ultimately said M/S Seabird Complex Pvt. Ltd. fails to have peaceful possession of the said plots of land or any part thereof then they shall be liable to pay liquidated damages for the losses which M/s Seabird Complex Pvt. Ltd. may suffer ;

xi) That if any of their above representation appears to be false and/or if they fail to perform any of the obligations or promises made hereinabove then we

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
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shall be liable to refund the sum of money together with interest and/or to pay liquidated damages and/or liable to be prosecuted for cheating, criminal breach of trust and misrepresentation.

AND the Purchaser relying upon the representations and covenants made by the Vendors has agreed to purchase the said property (detailed described in the Schedule hereunder written) for the valuable consideration of Rs. 2,80,000/- (Rupees Two Lakhs Eighty Thousand) only.

NOW THIS DEED WITNESSES THAT in consideration of a sum of Rs.2,80,000/- (Rupees Two Lakhs Eighty Thousand) only of the lawful money of the Union of India paid by the purchaser to the Vendors on or before the execution of these presents the receipt whereof in full (particularly mentioned in the Memo of Consideration hereunder written) the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereto doth herby acquit, release and forever discharge the Purchaser, their successors, successors-in-interest, successors-in-office and assigns as well as the said two plots of land measuring 0.834 decimal be the same a little

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

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14 DEC 2012

more or less comprised in R.S. & L.R. Dag or Plot No. 1235 & 1236 appertaining to L.R. Khatian No. 237 in Mouza – Kadampukur, J.L. No. 25 Police Station – New Town, District-North 24 Parganas (detailed described in the Schedule written hereunder) **OR HOWSOEVER OTHERWISE** the said plots of land now is or heretofore was situated butted and bounded called known or numbered described or distinguished **AND** the Vendor doth hereby grant convey transfer sell and assign and assure unto the Purchaser **ALL THAT** 0.834 decimal of land (detailed described in the Schedule hereunder written) **TOGHTHER WITH** all easements, quasi easements, appurtenances, benefit, appendages, right claims and demands in respect of the said plots of land pertaining to their share in the said plots of land **TO HAVE AND TO HOLD** 0.834 decimal of land hereby granted, sold, conveyed and transferred or expressed and intended so to be unto the Purchaser, their successors, successors-in-interest, successors-in-office and assigns absolutely and for ever free from all encumbrances, charges, lines, lispendences, trusts of whatever nature with absolute right to sell, mortgage, let out, lease out or transfer by way of gift or otherwise alienate the said property .

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
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THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

a) Notwithstanding anything heretofore done or suffered to the contrary the interest which the Vendors doth hereby profess to transfer subsist and the Vendors have good and perfect right, full power, absolute authority and indefeasible title to grant, convey, sell, transfer assign and assure the said property described in the Schedule hereto and all the rights privileges and appurtenances thereunto belonging are hereby sold conveyed and transferred to the Purchaser in the manner aforesaid and that the Vendors have not done or knowingly suffered anything whereby the said property may be encumbered, affected or impeached in estate right title or otherwise.

b) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into hold and enjoy the said piece and parcel of said property and to receive the rents, issues and profits thereof without any interruption, hindrances claims or demands or disturbances whatsoever from or by the Vendors.

ADDITIONAL REGISTRAR
OF ASSURANCES II, KOLKATA
14 DEC 2012

c) The Vendors shall from time to time and at all times hereafter on every reasonable request and at the cost of the Purchaser make do acknowledge execute and perform all such further and other lawful acts, deeds, conveyances, matter and things whatsoever for better or more perfectly assuring the said property as aforesaid unto the Purchaser in the manner aforesaid as shall or may be reasonably required.

d) There is no encumbrance, charge, trust, liens, attachments, claims or demands whatsoever now subsisting in the said two plots of land and that the same are not the subject matter of any suit or litigation or proceedings and no acquisition or requisition proceeding has been initiated in respect of said two plots of land and have not been offered as security or otherwise to any Court or Revenue Authority.

e) The Vendors shall indemnify and keep indemnified and save harmless the Purchasers against all claims and demands in respect of the said property sold and conveyed and make good to the Purchaser all losses, costs and expenses which it may be put to or obliged to incur or suffer by reason of any defect or deficiency in the title of the Vendors in the piece and parcel of said property or any mistake or deficiency in the description of the said property.

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
14 DEC 2012

f) All taxes and other outgoings of whatsoever and howsoever nature in respect of the said property up to the date of these present shall be paid borne and discharged by the Vendors and the Vendors hereby agree to indemnify and keep the Purchaser indemnified against all claims, cost, charges, and expenses in respect thereto.

AND THAT the Purchaser shall mutate their names in respect of the conveyed properties in the rent roll of the office of the B.L. & L.R.O. Rajarhat, North 24 Parganas and shall pay rent in their name and thereafter take the rent receipt thereupon and shall mutate their names in the register of the local-Gram Panchayet and shall pay Panchayet Taxes and receive the Tax receipt on their name without any objection and interruption from the Vendors above named.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of plots of land measuring 0.834 (point eight three four) decimal be the same a little more or less comprised in R.S. & L.R. Dag or Plot No 1235 & 1236 appertaining to L.R. Khatian No. 237, J.L. No. 25, Mouza – Kadampukur, within the limits of Patharghata Gram Panchayet, Police Station – New Town, District – North 24

ADDITIONAL REGISTRAR OF ASSURANCES
CALCUTTA
14 DEC 2012

Parganas , Additional District Sub Registrar Office at Bidhan Nagar (Salt Lake City).

Dag wise details are given below:

R.S & L.R. Dag No.	L.R. Khatian No.	Share in the Dag	Area of land (In decimal)
1235	237	.0278	0.3058
1236	237	.0278	0.5282

Total = 0.834 decimal (satak) i.e 363 Sq ft.

Together with easements, quasi easements, appurtenances whatsoever attached to the said property in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto .

The said plots of land are presently being used for agricultural purpose.

The annual rent of the property is payable to the collector of North 24 Parganas through B.L. & L. R.O. Rajarhat, North 24 Parganas.

The Site Plan of the said two plots of land is given below marking the borders with Red Ink which shall be treated as part of this Deed.

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
14 DEC 2012

ADDITIONAL REGISTRAR OF ASSURANCES
CALCUTTA

IN WITNESSESS WHEREOF the Parties hereto put their respective signatures on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

At Kolkata in the presence of: -

LTI of Smt. Jasoda Naskar by the pen of Chandranath Mukhopadhyay

1. Md. Ahasan Habib
S/o Md. Abdul Wadud.
Vill+PO- Ghuni
P.S-New Town. Kol-157

2. Kailash Keyawal
S/o Late S. N. Keyawal
4-India Exchange Place
KOLKATA - 700001.

1. _____
SMT. JASODA NASKAR

2. _____
SHRI TAPAS NASKAR

3. _____
SHRI TAPAN NASKAR

4. _____
SHRI TARUN NASKAR

5. _____
SMT. TAPATI MONDAL

_____
SIGNATURE OF THE VENDORS

For SEABIRD COMPLEX PVT. LTD.

_____
Authorised Signatory
SIGNATURE OF THE PURCHASER

PREPARED IN THE OFFICE OF:-

_____
(Enrolment No - WB/758/1/1996).
Chandranath Mukhopadhaya
(Advocate)
Flat No.2A, "Neerala Apartment",
T – 186, Rajarhat Road, Kolkata-700157

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
14 DEC 2012

REGISTRAR OF ASSURANCES

RECEIVED from the with-in-named Purchaser With-in-mentioned sum of Rs. 2,80,000 (Rupees Two Lakhs Eighty Thousand) only being the consideration Money in full as per Memo Below :

MEMO OF CONSIDERATION

Date	Cash / Cheque No.	Bank / Branch	Amount
23/7/12	460844	UBI . C.A.Ave	1.00.000/-
In various date		Cash	1.80.000/-
Total (Rupees Two Lakhs Eighty Thousand) only			Rs. 2,80,000/-

WITNESSES:

1. Md. Ahasan Habib
S/o. Md. Abdul Wadud.
Hill + P.O. Ghum.
P.S. New Town.
Kol-157

2. Kailash Keyal
S/o Late S.N. Keyal
4 India Exchange Place
KOLKATA - 700001.

1. LTI of Smt. Jasoda Naskar by the pen of [illegible]
SMT. JASODA NASKAR

2. [illegible]
SHRI TAPAS NASKAR

3. [illegible]
SHRI TAPAN NASKAR

4. [illegible]
SHRI TARUN NASKAR

5. [illegible]
SMT. TAPATI MONDAL

SIGNATURE OF THE VENDORS

ADDITIONAL REGISTRAR
OF ASSURANCES II, KOLKATA
14 DEC 2012

SPECIMEN FORM FOR TEN FINGER PRINTS

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGER PRINTS

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Photo

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Photo

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SITE PLAN OF R.S & L.R. DAG NO.1235; 1236 R.S. KHATION NO
L.R. KHATIAN NO 237 AT MOUZA KADAM PUKUR. J.L NO 25 R.S.NO 83
TOUZI NO 2998; P.S. NEW TOWN DIST NORTH 24 PARGANAS.

AREA SHOWN IN RED BORDER
SCALE 25' = 1"

PURCHASER:--SEABIRD COMPLEX PVT.LTD.

N

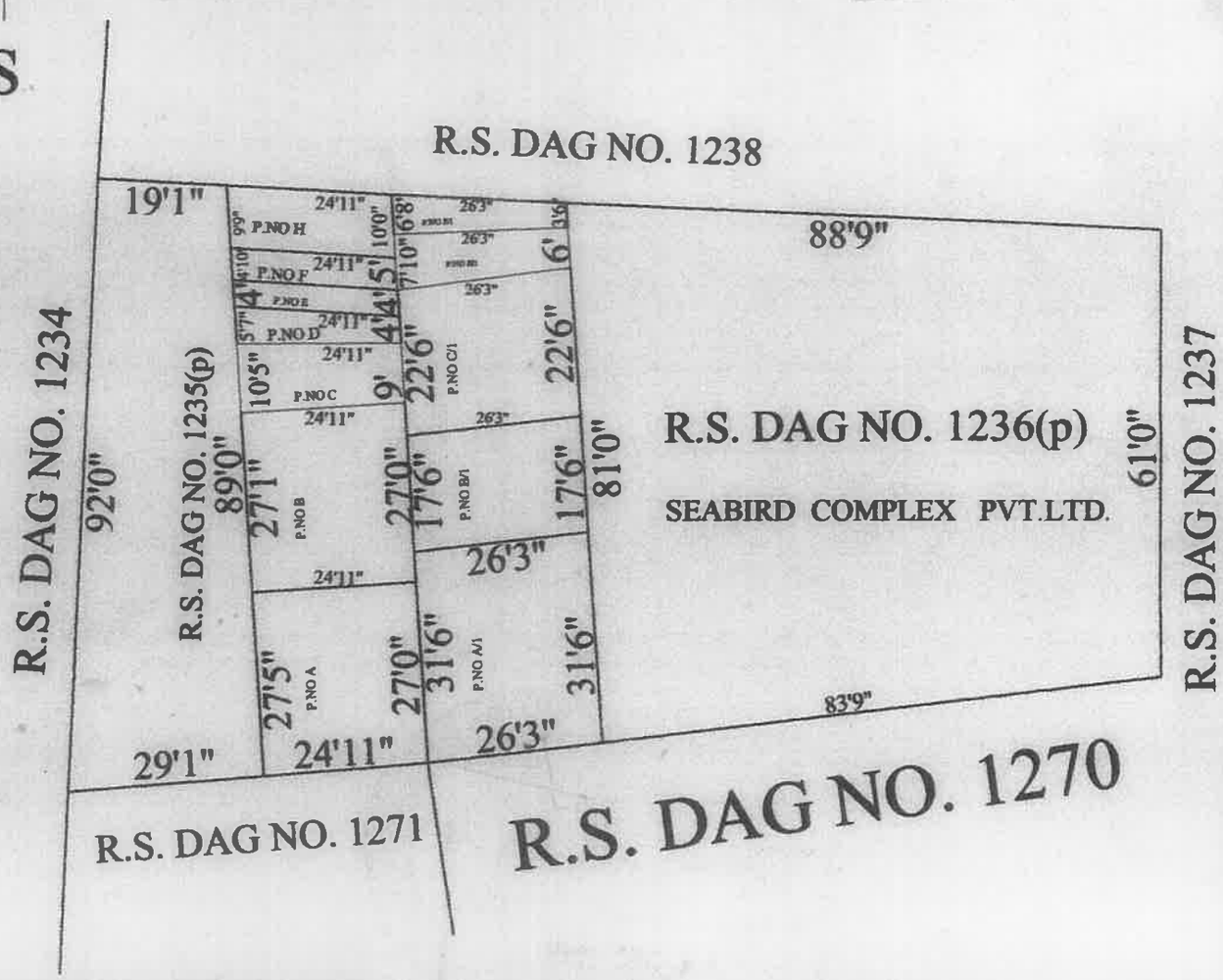
SOLD BY:-- 1.

2.
3.
4.
5.

SIGNATURE OF VENDOR

LTI of Smt. Jasoda Naskar by the pen of

S



REFERENCE FOR P.NO H; E/1

R.S. DAG NO	AREA IN DECEMAL
1235	0.3058
1236	0.5282
TOTAL	0.834

N.B AS PER PHYSICAL POSITION

For SEABIRD COMPLEX PVT. LTD.

Authorised Signatory

Drawn By

PIYAR... SKAR
Surveyor & Mapper
Regn. No: 04173/701
Vill: Baligori, PO: Chakpa
P.S. Rajarhat New T
Kolkata 700156

Government Of West Bengal

Office Of the A.R.A. - II KOLKATA

District:-Kolkata

Endorsement For Deed Number : I - 15803 of 2012

(Serial No. 14758 of 2012)

On 17/12/2012

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.-3,33,273/-

Certified that the required stamp duty of this document is Rs.- 16684 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

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

Presented for registration at 14.19 hrs on :17/12/2012, at the Private residence by Praveen Kanodia ,Claimant.

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

Execution is admitted on 17/12/2012 by

1. Jasoda Naskar, wife of Late Jiban Krishna Naskar , Patharghata, Kadampukur, Thana:-New Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
2. Tapas Naskar, son of Late Jiban Krishna Naskar , Patharghata, Kadampukur, Thana:-New Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
3. Tapan Naskar, son of Late Jiban Krishna Naskar , Patharghata, Kadampukur, Thana:-New Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
4. Tarun Naskar, son of Late Jiban Krishna Naskar , Patharghata, Kadampukur, Thana:-New Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
5. Tapati Mondal, wife of Shankar Mondal , Janghra, Rajarhat Gopalpur, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
6. . ., wife of Shankar Mondal , Janghra, Rajarhat Gopalpur, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
7. Praveen Kanodia
   Authorised Signatory, M/s Sea Bird Complex Pvt Ltd, 242, Bipin Bihari Ganguly Street, Kol, Thana:-Bowbazar, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700012.
   , By Profession : Others

(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

Government Of West Bengal

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

Endorsement For Deed Number : I - 15803 of 2012

(Serial No. 14758 of 2012)

Identified By Md Ahasan Habib, son of Md. Abdul Wadud, Village Ghuni, Thana:-New Town, P.O. :-Ghuni ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 21/12/2012

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.

Payment of Fees:

Amount By Cash

Rs. 3761.00/-, on 21/12/2012

(Under Article : A(1) = 3663/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 21/12/2012)

Deficit stamp duty

Deficit stamp duty Rs. 15700/- is paid , by the draft number 772546, Draft Date 14/12/2012, Bank : State Bank of India, CALCUTTA MAIN BRANCH, received on 21/12/2012

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-II CALCUTTA

(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 64
Page from 1085 to 1107
being No 15803 for the year 2012.

Seal of the Additional Registrar of Assurances-II, Kolkata

(Dulal chandra Saha) 31-December-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal