

D.S.R. D Banerjee 13189 for 2012

BABU ANISUR Bh. as



पश्चिम बंगाल WEST BENGAL

11456/2616

No-13189

FD 2-00

59AA 113213

16-11-12

2012

FD 2-00

120-00

10-00

130-00

Fee Paid

10 + F (i)	Rs. 4.00
G(a) + G(b)	Rs. 130.00
Stamp	Rs. 10.00
Caroz	Rs. ....
Plan Fee	Rs. ....
paper	Rs. ....
G. F. S.	Rs. 10.00
Total	Rs. 154.00

Copy prepared sealed, signed & delivered to the applicant as per order No. 11456/2616

16-11-2012

Metric Sub-Registrar - 6  
month 24 days

16.11.12



83424

Sl. No. ....  
Name: **D. HOM CHOUDHURY**.....

.....  
**ADVOCATE**.....  
Address: **HIGH COURT**.....

.....  
**CALCUTTA**.....

Rd. ....  
Kolkata Collectorate,  
11, P. S. Subhas Rd., Kolkata-700011  
Licensed Stamp  
Vendor.

Date: **3 OCT 2012**.....



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12054

9-13189

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Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

59AA 653061

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

Registrar (S 712)  
District Sub-Registrar II  
24 Fgs (N) Barasat

31 AUG 2012

DEED OF SALE

THIS DEED OF SALE made on this the 30<sup>th</sup> day of August Two thousand and Twelve A.D.

BETWEEN

SMT PURNIMA BASAK wife of Sri Satya Basak, by Occupation- Housewife, by Religion-Hindu, by Nationality- Indian, residing at No. 26, Narkeldanga North Road, P.S. : Narkeldanga, Kolkata: 700 011, hereinafter referred to as the **VENDOR** (which term or expression shall

V & M 125A 87 30/8/12  
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4:05 P.M.

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Sale  
M.Y. B. V.V.S.  
Sheet 10  
30635

by Purnima Basak  
1771  
200  
6971

ye 125



8 AUG 2012

JALAN & COMPANY  
Solicitors & Advocates  
C. Bose Road  
Kolkata - 700 017

81720

NAME.....
ADD.....
RS.....
- 8 AUG 2012
S. CHATTERJEE
Lawyer
C. Court
Kolkata

8 AUG 2012

Swapam Kimerchamratty

On behalf of West Bengal Housing Board

4386

AGO. Land Acquisition Cell and Authorised Office Bengal Housing Board

Swapam Kimerchamratty



d

Registrar U/S 7(2)  
District Sub. Registrar II  
24 Parganas

30 AUG 2012

4387

স্বপ্ন কীমর্চামরতী

4388

স্বপ্ন কীমর্চামরতী

Bromerjit Basak  
3/0 Satya Gopal Basak  
26, Narkeldanda North Road  
Kolkata - 700 011  
P/S - Narkeldanda  
Bromerjit Basak





unless excluded by or repugnant to the context be deemed to mean and include her heirs, legal representatives, executors, administrators, successors-in-interest and/or assigns) of the **FIRST PART**

**A N D**

**WEST BENGAL HOUSING BOARD** a statutory body corporate constituted under the provisions of West Bengal Housing Board Act 1972, having its registered office at 105, S. N. Banerjee Road, P.S.: Taltala, Kolkata: 700 014, represented by Mr. Swapan Kumar Chakraborty, son of Late Bidhubhusan Chakraborty by Occupation-Service, by Religion-Hindu, by Nationality- Indian, having office at 105, S. N. Banerjee Road, P.S.: Taltala, Kolkata: 700 014, hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal representatives, executors, administrators, successors-in-office and/or assigns) of the **SECOND PART**

**A N D**

**ARUP NASKAR** son of Late Mahadev Naskar, by Occupation-Housewife, by Religion-Hindu, by Nationality- Indian, residing at village-Hatiara, Ghunimath, Police Station- New Town in the district of North 24 Parganas, hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, legal representatives, executors, administrators, successors-in-interest and/or assigns) of the **THIRD PART**

**WHEREAS:**

A. One Prafulla Ghosh son of late Gostha Behari Ghosh is the recorded owner in respect of the R.S/L.R. Plot No. 301 appertain to L.R. Khatian No. 241 admeasuring 17 decimals in Mouja-Sulongari, J.L.No. 22 within the limits of the Jangra Hatiara 2no.Gram Panchayat, Police







Station-Rajarhat in the district of North 24 Parganas together with all easement right attached or belonged thereto and sub-divided the said plot of land into several number of small plots identified numerically and sold some such scheme plots to several persons;

**B.** The said Prafulla Ghosh also by the Deed of Sale in vernacular dated 23<sup>rd</sup> March, 1994 corresponding to 9<sup>th</sup> Chaitra 1400 BS and registered in the office of the Additional District Sub-Registrar Bidhan Nagar (Salt Lake), North 24 Parganas and recorded in Book No. I, Volume No.28 from Pages 145 To 152, Being No. 1183 for the year 1994, for the consideration mentioned therein sold, transferred and conveyed to the Vendor herein ALL THAT piece and parcel of sali or agricultural land admeasuring One (1) katha Twelve (12) chhatack, more or less, out of 17 decimals being the demarcated northerly portion of **R.S./L.R. Plot No.301** (Three Zero One) appertain to L.R. Khatian No. 241 (Two Four One) in Mouja-Sulongari, J.L.No. 22 within the limits of the Jangra Hatiara 2no. Gram Panchayat, Police Station-Rajarhat and ADSR Office - Bidhan Nagar (Salt Lake) in the district of North 24 Parganas together with all easement right attached or belonged thereto more particularly described in the Schedule hereunder written herein after referred to as **the said landed property** and herein intended to be sold.

**C.** **THUS** the Vendor as the lawful owner is seized and possessed of or otherwise well and sufficiently entitled to the said Landed Property as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances and paid taxes to the appropriate authority;

**D.** The Vendor decided to sell the said landed property free from all encumbrances at and for the consideration of Rs. 6,12,500 (Rupees Six lakh Twelve thousand and Five only) free from all encumbrances and appointed the Confirming Party to procure a purchaser interested in purchasing the said landed property at the aforesaid consideration and





(the Confirming Party was promised to get Rs. 17,500/- (Rupees Seventeen thousand Five hundred only) for the same out of the said consideration;

**E.** The Confirming Party negotiated with the Purchaser and convinced the Purchaser to purchase the said landed property at the aforesaid consideration and has further confirmed and assured the Purchaser to give peaceful vacant possession of the said landed property and in pursuance of the offer and acceptance by the parties herein and the purchaser upon relying on the aforesaid representations, confirmation and assurances and believing the same to be true has agreed to purchase the said landed property at and for the said consideration to be divided in the manner aforesaid, free from all encumbrances;

**NOW THIS DEED OF SALE WITNESSES** that in pursuance of the said agreement and in consideration of the sum of Rs. 6,12,500 (Rupees Six lakh Twelve thousand and Five hundred only) paid by the Purchaser (the receipt whereof the Vendor and the Confirming Party do hereby and also by the memo hereunder written jointly admit and acknowledge and of and from the same and every part thereof, the Vendor and the Confirming Party do hereby forever release, discharge and acquit the Purchaser and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendor having good right full power and absolute authority and indefeasible title to grant convey sell, transfer, assign the said Landed Property doth hereby transfer, sell, convey, grant and assign to and unto the Purchaser **ALL THAT** piece and parcel of soil or agricultural land admeasuring One (1) katha Twelve (12) chhatak, more or less, out of 17 decimals being the demarcated northerly portion of **R.S./L.R. Plot No.301** (Three Zero One) appertain to L.R. Khatian No. 241 (Two Four One) in Mouja-Sulongari, J.L.No. 22 within the limits of the Jangra Hatara 2no. Gram Panchayat, Police Station-Rajarhat and ADSR Office - Bidhan Nagar (Salt Lake) in the district of North 24 Parganas together with all easement right attached or belonged thereto, more particularly described in the Schedule hereunder written herein after referred to as **the said Landed Property** together with all easement









right attached or belonged thereto more particularly described in the Schedule hereunder written herein after referred to as **the said landed property** OR HOWSOEVER OTHERWISE the said Landed Property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished FURTHER TOGETHER WITH all that messuages, hereditaments, benefits, right or easement and advantages AND ALL manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and appurtenances whatsoever to the said Landed Property or any part belonging or in any wise appertaining to or which with the same or any part thereof now are or is or at any times heretofore were or was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the Vendor into and upon the said Landed Property or any part thereof TOGETHER WITH all writings and evidences of title exclusively relating to the said Landed Property or any part thereof which now are or hereafter shall or may be in the custody power or possession of the Vendor or which the Vendor can or may procure without any action or suit at law or in equity TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the Vendor and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendor from to these presents.

AND THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendor done or executed or suffered to the contrary the Vendor is now lawfully and absolutely seized and possessed of or





otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has not been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the Vendor has received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendor and duly retained by the Vendor and that there is no previous agreement for sale executed by the Vendor in respect of the said Landed Property with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendor from selling, transferring and/or alienating the said property in any manner and that notwithstanding as aforesaid the Vendor now has good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said Landed Property hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendor and all persons claiming from under or in trust of the Vendor or any one of them and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispendens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid And Further that the Vendor and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property









or any part thereof from through under or in trust of the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendor do and execute and caused to be done and executed all such other and further assurances acts, deeds, matters and things for further better and more perfectly granting and transferring the said Landed Property and every part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER the Vendor do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendor is not free from all encumbrances as herein before stated the Vendor shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendor and any breach of the covenants herein contained;

AND FURTHER it is hereby agreed by and between the Vendor and the Confirming Party that if the Confirming Party fails to give peaceful vacant possession of the said landed property then and in the event the Confirming Party shall forthwith return the entire consideration together with costs and expenses of execution and registration of this Sale Deed, Lawyers fees, searching fees and other expenses and further shall without any pretext pay and bear all cost and expenses for execution and registration of the Return Sale Deed to be executed by the Purchaser herein and shall also be subjected to appropriate criminal and civil proceeding;

AND FURTHER it is agreed by and between the Vendor and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the terms expressions 'the







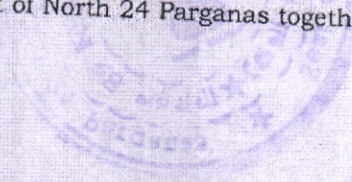
Vendor', 'the Purchaser' and the Confirming Party shall mean and include their and each of their respective heirs, legal representatives, successors-in-interest, successors-in-office, executors, administrators and/or assigns;

THE VENDOR FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS THAT:

- i. The Vendor shall render all assistance in mutating the name of the Purchaser as owner of the said Property in the records of the B.L & L.R.O. Rajarhat and Jangra Hatiara 2no. Gram Panchayat.
- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The said landed Property is not wet land property and now being used as sali/agricultural & and has no direct access from any road.
- iv. There is no bargadar.
- v. That the photographs and 10 fingers impression of the Vendor and Purchaser are attached herewith made an integral part of this Deed.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(THE SAID LANDED PROPERTY)**

ALL THAT piece and parcel of sali or agricultural land admeasuring One (1) katha Twelve (12) chhatack, more or less, out of 17 decimals being the demarcated northerly portion of **R.S./L.R. Plot No.301** (Three Zero One) appertain to L.R. Khatian No. 241 (Two Four One) in Mouja-Sulongari, J.L.No. 22 within the limits of the Jangra Hatiara 2no. Gram Panchayat, Police Station-Rajarhat and ADSR Office - Bidhan Nagar (Salt Lake) in the district of North 24 Parganas together with all easement right









attached or belonged thereto, presently butted and bounded in the manner following:

ON THE NORTH BY : Part of L.R. Plot No.301 (Scheme Plot No. 4);

ON THE SOUTH BY : Part of L.R. Plot No.301 (Scheme Plot No. 2);

ON THE EAST BY : Part of R.S. Plot No.300;

ON THE WEST BY : Part of R.S. Plot No.295;

OR HOWSOEVER OTHERWISE THE SAID LANDED PROPERTY is butted, bounded, called, known, numbered, described and distinguished.

IN WITNESS WHEREOF the Vendor executed and delivered this Deed of Sale on the day month and year first above written.

EXECUTED AND DELIVERED

by the Vendor at Kolkata in the presence of:

1. ~~Biswajit Basak~~ of 26 Nankeldanga North Road, Kolkata - 700 011

2. Anil Das

EXECUTED AND DELIVERED by

the Purchaser at Kolkata in the

presence of:

1. Karanlal Hazra

2. ~~Lawrence~~

EXECUTED AND DELIVERED by

the Confirming Party at Kolkata

in the presence of:

1. Karanlal Hazra

2. ~~Lawrence~~

Drafted by me and prepared in my office:

*[Signature]*

(Amal Das Advocate)

107/1, RAJENDRA NAGAR

*[Signature]*

WB/792/1995

On behalf of West Bengal Housing Board

*[Signature]*  
Sudhanu Kumar Chatterjee  
A.G.O. Land Acquisitor  
and Authorized Officer  
of Bengal Housing Board

PURCHASER

*[Signature]*  
Read over and explained this Sale Deed in Bengali to the Vendor and she having understood the contents, meaning and purport thereof executed the same.

*[Signature]*



STATE BANK OF INDIA

**RECEIPT**

RECEIVED of and from the within named Purchaser, the sum of Rs. 6,12,500 (Rupees Six lakh Twelve thousand and Five <sup>hundred</sup> only being the within mentioned consideration of the within mentioned Landed Property in full and final settlement as per memo below:

**MEMO**

SN	CHQ NO/ DRAFT NO	DATE	BANK	IN FAVOUR OF	AMOUNT (RS)
1.	909556	21/08/2012	STATE BANK OF INDIA	PURNIMA BASAK	5,95,000.00
2.	909557	21/08/2012	STATE BANK OF INDIA	ARUP NASKAR	17,500.00
<b>TOTAL:</b>					6,12,500.00

STATE BANK OF INDIA

RUPEES SIX LAKH TWELVE THOUSAND AND FIVE <sup>hundred</sup> ONLY,

STATE BANK OF INDIA

.....  
(PURNIMA BASAK  
VENDOR)

.....  
(ARUP NASKAR  
CONFIRMING PARTY)

ARUP NASKAR

**WITNESSES:**

1. Purnima Basak, 26, Nankalbari, Nankal Road, Kolkata 700 011
2. Anil Das

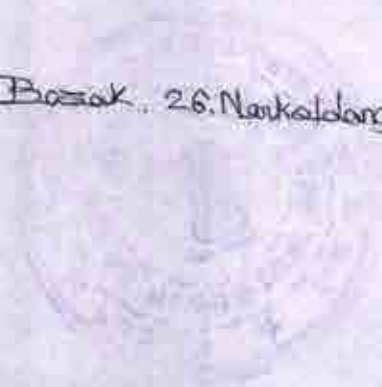






PHOTO & SIGNATURE OF THE PARTIES

TEN FINGER PRINTS MARKS OF THE PARTIES

10.08.22/15905793  
 10.08.22/15905793  
 10.08.22/15905793



Swapna Kumar Chakrabarty



Anurag Singh



Anurag Singh

Hand	Finger	Print	Finger	Print	Finger	Print	Finger	Print	Finger	Print
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RIGHT HAND	LITTLE	[Print]	RING	[Print]	MIDDLE	[Print]	INDEX	[Print]	THUMB	[Print]
	THUMB	[Print]	INDEX	[Print]	MIDDLE	[Print]	RING	[Print]	LITTLE	[Print]





1 SITE PLAN OF R/S DAG NO-301 P.S.  
 KHATIAN NO. \_\_\_\_\_, L.R. KHATIAN NO-241  
 MT. MOUZA- SULANGARI. J.L NO-22.  
 P.S. NEW TOWN. DIST. NORTH 24. PARGANAS

VENDEE-  
 VENDOR- PURNIMA. BASAK.  
 LAND AREA- 1 KATA. 12 CHA. (1/2)

SCALE-16'-0"=1"



Handwritten signature of the vendor: Purnima Basak

VENDOR'S SIGN.

On behalf of Govt  
 Bengal Planning Board  
 Assistant Surveyor  
 All Govt Buildings - 1st Floor  
 1st Floor, Planning Dept

Handwritten signature of the purchaser: PurCHASER

Copy by [Signature]







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

**Endorsement For Deed Number : I - 13189 of 2012**  
**(Serial No. 12054 of 2012)**

On \_\_\_\_\_  
**Payment of Fees:**

On **30/08/2012**  
**Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**

Presented for registration at 16.05 hrs on 30/08/2012, at the Private residence by Swapn Kumar Chakraborty, Claimant.

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

Execution is admitted on 30/08/2012 by

1. Murlima Basak, wife of Satya Basak, 26 No. Narkeldanga North Road, Thana:-Narkeldanga, P.O. :- District:-Kolkata, WEST BENGAL, India. , By Caste Hindu. By Profession : House wife
2. Arup Naskar, son of LI Mahadev Naskar, Hatpara, Ghunimath, Thana:-Newtown, P.O. :- District:-North 24-Parganas, WEST BENGAL, India. , By Caste Hindu. By Profession : House wife
3. Swapn Kumar Chakraborty  
 Representative, West Bengal Housing Board, 105, S. N. Banerjee Road, Thana:-Taltola, P.O. :- District:-Kolkata, WEST BENGAL, India. ,  
 By Profession : Business  
 Identified By Prosenjit Basak, son of Satya Gopal Basak, 26, Narkeldanga North Road, Thana:-Narkeldanga, P.O. :- District:-Kolkata, WEST BENGAL, India. , By Caste: Hindu, By Profession: Others.

( Sushil Kumar Roy )  
 DISTRICT SUB-REGISTRAR-II

On **31/08/2012**

**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, 4 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:**

Amount By Cash

Rs. 0.00/-, on 31/08/2012

Amount by Draft



( Sushil Kumar Roy )  
 DISTRICT SUB-REGISTRAR-II

Endorsement Page 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 - 13189 of 2012  
(Serial No. 12054 of 2012)

1 Rs. 6771/- is paid, by the draft number 909559, Draft Date 21/08/2012, Bank Name State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 31/08/2012.

2 Rs. 200/- is paid, by the draft number 425445, Draft Date 31/08/2012, Bank Name State Bank of India, KOLKATA AIR PORT, received on 31/08/2012.

( Under Article : A(1) = 6732/- , E = 7/- , H = 28/- , M(b) = 4/- , Excess amount = 200/- on 31/08/2012 )

**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. - 5,12,500/-

Certified that the required stamp duty of this document is Rs - 30635 /- and the Stamp duty paid as impressive Rs - 10/-

**Deficit stamp duty**

Deficit stamp duty Rs- 30635/- is paid, by the draft number 909558, Draft Date 21/08/2012, Bank Name State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 31/08/2012.

( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 44  
Page from 4053 to 4068  
being No 13189 for the year 2012.



  
(Anay Kumar Roy) 03-September-2012  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R. - II NORTH 24-PARGANAS  
West Bengal



Checked by

S. Banerjee

16.11  
12

Certified to be a True Copy

District Sub Registrar - II  
North 24 Parganas, Barasat

16.11  
12



Seal of the District Sub-Registrar, North 24 Parganas  
West Bengal, India



Checked by