I 7833 2012 (105 17357 क सौ रुपये Rs. 100 ONE ফ. 100 HUNDRED RUPEES भारत INDIA INDIA NON JUDICIAL পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL N 219782 CaseNO.

the Part & Parent of the

District Sub-Registrar-Hooghly

15 DEC 2012 DEED OF SALE VALUED AT RS. 6,70,000/- (RUPEES SIX LACS AND SEVENTY THOUSAND) ONLY

THIS INDENTURE made this 154kday of December, 2012 BETWEEN KUMAR SARKAR, (2) RABINDRA NATH SARKAR, (3) KARTICK CHANDRA SARKAR, (4) MANINDRA NATH SARKAR, (5) DINABANDHU SARKAR, (6) MANTU KUMAR SARKAR, (7) NABAKUMAR SARKAR and (8) JHANTU SARKAR, all sons of Late Shib Chandra Sarkar, all by faith - Hindu, all by Occupation - Cultivator, all residing at Post Office - Hanral, Police Station -Dadpur, District - Hooghly, hereinafter collectively referred to as "the VENDORS" (which expression shall unless excluded by or repugnant to the subject or context



R. N. GHOSE & ASSOCIATES
ADVOCATES
10. OLD POST OFFICE STREET.
1ST FLOOR, ROC + NO - 36A
KOLKATA - 700 001

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District Sub-Registrar-I Hooghly

15 DEC 2012,



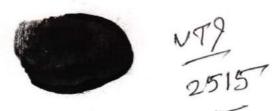
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be deemed to mean and include their and each of their successors-in-interest and/or assigns) of the <u>ONE PART AND NATESHWAR TRADE LINK PRIVATE LIMITED</u>, a Company duly incorporated under the Companies Act, 1956 and having its registered office at Anuj Chamber, 24, Park Street, Unit No. 3B, Police Station – Park Street, Kolkata – 700 016 and having PAN - AACCN3441R and represented by one of its Directors, Samir Biyani, son of Kishan Gopal Biyani, by faith – Hindu, by Occupation – Business, working for gain at Anuj Chamber, 24, Park Street, Unit No. 3B, Police Station – Park Street, Kolkata – 700 016, hereinafter referred to as "the <u>PURCHASER</u>" (which term or expression shall include its successors-in-interest and/or assigns) of the <u>OTHER PART</u>:

#### WHEREAS:

- A. One Shib Chander Sarkar was absolutely seized and possessed of and/or well and sufficiently entitled to inter alia, <u>ALL THAT</u> the piece and parcel of Sali land admeasuring 34 Satak, more or less in J.L. No.34, Mouza Serampore, R.S. Khatian No. 179, L.R. Khatian No.152, R.S. Dag No.588, L.R. Dag No.308, Police Station Dadpur, Sub Registration Office at Hooghly, District Hooghly, presently within Gram Panchayet Dadpur, more fully and particularly described in the <u>SCHEDULE</u> hereunder written and hereinafter referred to as "the <u>SAID LAND</u>";
- B. On or about 24<sup>th</sup> May, 1971 the said Shibchandra Sarkar who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving behind him surviving his wife, (Smt.) Lakhi Rani Sarkar, his 8 (Eight) sons, the Vendors herein and his 4 (Four) daughters, namely, (Smt.) Gita Rani Sarkar, (Smt.) Sankari Pal, (Smt.) Chabi Rani Pan and (Smt.) Chaya Rani Ghosh as his legal heirs and heiresses who jointly inherited inter alia, the Said Land each having an undivided 1/13<sup>th</sup> share and/or interest therein;
- C. By a Bengali Danpatra (Deed of Gift) dated 5th October, 2009 made between the said (Smt.) Lakhi Rani Sarkar, (Smt.) Gita Rani Sarkar, (Smt.) Sankari Pal, (Smt.) Chabi Rani Pan and (Smt.) Chaya Rani Ghosh, therein collectively referred to as the Donors of the One Part and the Vendors herein, therein collectively referred to as the Donees of the Other Part and registered in the office of the District Sub Registrar at Chinsurah, Hooghly, in Book No.I, C.D. Volume No.25, at Pages 691 to 711, Being No.03705 for the year 2009 the Donees therein for the natural love and affection they had for the Donees therein transferred and conveyed by way

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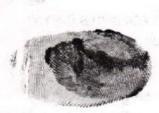
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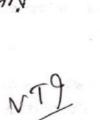
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District Sub-Registrar-I Hooghly

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of gift inter alia, the undivided 5/13<sup>th</sup> share and/or interest of the Donors in the Said Land in favour of the Donees therein free from all encumbrances of any nature whatsoever:

- D. In the circumstances, the Vendors herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to inter alia, the Said Land, morefully and particularly described in the <u>SCHEDULE</u> hereunder written and delineated on the map or plan annexed hereto and bordered in colour <u>RED</u> thereon;
- E. The Vendors have represented to the Purchaser that :
  - i) The entirety of the Said Land is in the Khas and vacant possession of the Vendors and no persons other than the Vendors has any right, title and/or interest of any nature whatscever in the Said Land or any part thereof;
  - There are no suits, litigations or legal proceedings pending in respect of the Said Land or any part thereof;
  - iii) The right, title and interest of the Vendors in the Said Land is free from all encumbrances and the Vendors have a marketable title thereto;
  - iv) The Said Land and/or any part thereof is at present not affected by any requisition or acquisition of any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendors;
  - v) Neither the Said Land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law and due to income tax, revenue and any other public demands;
  - vi) The Vendors have not in any way dealt with the Said Land whereby the right, title and interest of the Vendors as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever:



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District Sub-Registrar-I

15 DEC 2012

F. The Vendors have agreed to sell and the Purchaser, relying on the representation of the Vendors, have agreed to purchase the Said Land, more fully and particularly described in the <u>SCHEDULE</u> hereunder written and delineated on the Map or Plan annexed hereto and bordered in colour <u>RED</u> thereon for the consideration and on the terms and conditions hereinafter mentioned;

#### NOW THIS DEED WITNESSETH as follows:

1. THAT in pursuance of the said agreement AND in consideration of an aggregate sum of Rs.6,70,000/- (Rupees Six Lacs And Seventy Thousand) only of the lawful money of the Union of India paid by the Purchaser to the Vendors as will appear from the memo of consideration hereunder written (the receipt whereof the Vendors do and each of them doth hereby admit and acknowledge to have been received) and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the Said Land hereby intended to be sold transferred and conveyed) the Vendors do and each of them doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser the Said Land i.e. ALL THAT the piece and parcel of Sali land admeasuring 34 Satak, more or less in J.L. No.34, Mouza - Serampore, R.S. Khatian No. 179, L.R. Khatian No.152, R.S. Dag No.588, L.R. Dag No.308, Police Station - Dadpur, Sub Registration Office at Hooghly, District - Hooghly, presently within Gram Panchayet - Dadpur, more fully and particularly described in the SCHEDULE hereunder written and delineated on the map or plan annexed hereto and bordered in colour "RED" thereon and also all dwelling units and structures thereon absolutely and forever, tree from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lis pendens OR HOWSOEVER OTHERWISE the Said Land or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all benefits and advantages of ancient and other rights all yards courtyards are as sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong



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or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the Said Land and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendors into or upon and in respect of the Said Land and/or any and every part thereof herein comprised and hereby granted and transferred TOGETHER WITH all cleeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the Said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the Said Land hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lis pendens whatsoever.

2. AND the Vendors do and each of them doth hereby covenant with the Purchaser that the Vendors is the absolute and lawful owners of and well and sufficiently seized and possessed of and entitled to the Said Land and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the Vendors do and each of them doth hereby covenant with the Purchaser that the Vendors has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the Said Land hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the Said Land or any part thereof in the manner aforesaid AND THAT NOTWITHSTANDING any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Land hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or 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

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the Vendors now has in themselves good right full and absolute power to grant sell convey transfer assure and assign the Said Land hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid <u>AND THAT</u> the Vendors has duly made over possession of the Said Land to the Purchaser herein and the Purchaser has received and accepted the same without any dispute, demand or claim whatsoever against the Vendors in respect of the nature and/or occupancy of the constructions on the land comprised in the Said Land or otherwise.

- 3. AND THAT the Purchaser shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessors in title or any one of them AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments executions prohibitions restrictions easements and lis pendens whatsoever suffered or made or liabilities created in respect of the Said Land by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their predecessors in title or any of them as aforesaid or otherwise.
- 4. AND THAT all rates taxes and other impositions and/or outgoings payable in respect of the Said Land upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- 5. AND THAT the Vendors never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Land or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 AND

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THAT no notice, which is or may be subsisting, has been served on the Vendors for the acquisition of the Said Land or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendors has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the Said Land or any part thereof AND THAT no suit and/or proceeding is pending in any Court of law affecting the Said Land and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the Said Land or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Land and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

AND IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto that the Vendors covenant and assure the Purchaser that unless prevented by fire or some other inevitable accident from time to time and at all times hereafter and upon every request and at the cost of the Purchaser shall produce or caused to be produced to the Purchaser or their Attorneys or Agents or at any trial commission examination or otherwise as occasion shall require all or any of the title deeds documents and writings and also at the like request and cost deliver to the Purchaser such attested or other copies or extracts of and from the said Deeds and writings or any one of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds documents and/or writings safe unobiliterated and uncancelled.

#### THE SCHEDULE

(The Said Land)

ALL THAT the piece and parcel of Sali land admeasuring 34 Satak, more or less in J.L. No.34, Mouza – Serampore, R.S. Khatian No. 179, L.R. Khatian No.152, R.S. Dag No.588, L.R. Dag No.308, Police Station – Dadpur, Sub Registration Office at Hooghly, District – Hooghly, presently within Gram Panchayet – Dadpur and delineated on the map or plan annexed hereto and bordered in colour RED thereon and butted and bounded in the manner as follows:





District Sub-Registrar-I Hooghly 115 DEC 2012 ON THE NORTH : By agricultural land in Dag No. 587

ON THE EAST : By agricultural land in Dag No. 586

ON THE SOUTH : By agricultural land in Dag No. 589 ;

ON THE WEST : By agricultural land in Dag No. 504

OR HOWSOEVER the same now are or is or heretofore were or was butted bounded called known numbered described or distinguished.

<u>IN WITNESS WHEREOF</u> the Parties hereto have executed these presents the day, month and year first above written.

SIGNED AND DELIVERED by the VENDORS at Chinsurah in the presence of:

(1) Rathindra neth charleyer.

VIIH P.O. Hanral Dadpur, Hooghiy

(ह) ट्रायक्ष्य ।

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District Sub-Registrar-I Hooghly

15 DEC 2012

#### RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs. within mentioned 6,70,000/- (Rupees Six Lacs And Seventy Thousand) only towards full and final payment of the total Consideration for sale of the Said Land in the following manner:

Date 15/12/2012 Mode of Payment Cash

Amount 6, 70,000

(Rupees Six Lacs And Seventy Thousand) only.

WITNESSES:
Rathindra nath Chatlerge.
VIII+P.O-Hansal, Dad pur, Hooghly

DRAFTED BY ME :

RAGHUNATH GHOSE

**ADVOCATE** 

ENROLMENT NO. F/803/748/89

Total

Rs. 6,70,000/-

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District Sub-Registrar-I Hooghly 15 DEC 2012

# SPECIMEN FORM FOR TEN FINGER PRINTS

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District Sub-Registrar-I Hooghly

15 DEC 2012.

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District Sub-Registral-1
Hooghly 15 DEC 2012.

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# Government Of West Bengal Office Of the D.S.R. - I HOOGHLY District:-Hooghly

### Endorsement For Deed Number: I - 07833 of 2012 (Serial No. 07357 of 2012)

On

#### Payment of Fees:

On 15/12/2012

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

Presented for registration at 11.29 hrs on :15/12/2012, at the Private residence by Jiban Kumar Sarker, one of the Executants.

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

Execution is admitted on 15/12/2012 by

- 1. Jiban Kumar Sarkar, son of Lt Shib Ch. Sarkar , Hanral, Thana:-Dadpur, P.O. :-Hanral , District:-Hooghly, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
- 2. Rabindra Nath Sarkar, son of Lt Shib Ch. Sarkar, Hanral, Thana:-Dadpur, P.O. :-Hanral District:-Hooghly, WEST BENGAL, India, , By Caste Hindu, By Profession: Cultivation
- 3. Kartick Chandra Sarkar, son of Lt Shib Ch. Sarkar, Hanral, Thana:-Dadpur, P.O.:-Hanral, District:-Hooghly, WEST BENGAL, India, , By Caste Hindu, By Profession: Cultivation
- 4. Manindra Nath Sarkar, son of Lt Shib Ch. Sarkar, Hanral, Thana:-Dadpur, P.O. :-Hanral , District:-Hooghly, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
- Dinabandhu Sarkar, son of Lt Shib Ch. Sarkar , Hanral, Thana:-Dadpur, P.O. :-Hanral District:-Hooghly, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
- Mantu Kumar Sarkar, son of Lt Shib Ch. Sarkar , Hanral, Thana:-Dadpur, P.O. :-Hanral District:-Hooghly, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
- Naba Kumar Sarkar, son of Lt Shib Ch. Sarkar , Hanral, Thana:-Dadpur, P.O. :-Hanral District:-Hooghly, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
- 8. Jhantu Sarkar, son of Lt Shib Ch. Sarkar, Hanral, Thana:-Dadpur, P.O. :-Hanral ,District:-Hooghly, WEST BENGAL, India, , By Caste Hindu, By Profession: Cultivation

Identified By Rathindra Nath Chatterjee, son of Haradhan Chatterjee, Hanral, Thana:-Dadpur, P.O. :-Hanral, District:-Hooghly, WEST BENGAL, India, , By Caste: Hindu, By Profession: Cultivation.

( Sudarshan Bramhachari ) DISTRICT SUB REGISTRAR-I OF HOOGHLY

On 17/12/2012

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

dy

( Sudarshan Bramhachari ) DISTRICT SUB REGISTRAR-I **OF** HOOGHLY

EndorsementPage 1 of 2

21/12/2012 15:41:00



# Government Of West Bengal Office Of the D.S.R. - I HOOGHLY District:-Hooghly

## Endorsement For Deed Number: I - 07833 of 2012

(Serial No. 07357 of 2012)

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. 7398.00/-, on 17/12/2012

(Under Article: A(1) = 7359/-, E = 7/-, H = 28/-, M(b) = 4/- 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.-6,70,000/-

Certified that the required stamp duty of this document is Rs.- 33510 /- and the Stamp duty paid as: Impresive Rs.- 100/-

#### Deficit stamp duty

Deficit stamp duty Rs. 33420/- is paid, by the draft number 900258, Draft Date 12/12/2012, Bank Name State Bank of India, COMMERCIAL BR, BALLYGUNGE, received on 17/12/2012

( Sudarshan Bramhachari )
DISTRICT SUB REGISTRAR-I OF HOOGHLY

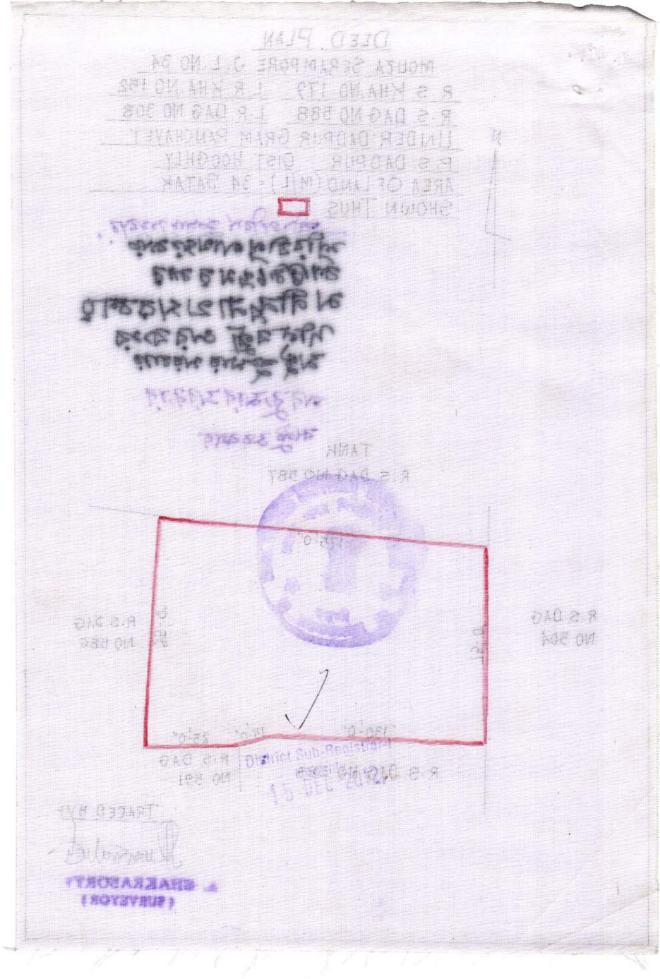


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( Sudarshan Bramhachari )
DISTRICT SUB REGISTRAR-I OF HOOGHLY

EndorsementPage 2 of 2

DEED PLAN MOUTA SERAMPORE J. L. NO 34 L.R. KHA.NO 152 R.S. KHA.NO 179 L.R. DAG NO 308 R.S. DAG NO 588 N DANPUR GRAM PANCHAYET DIST HOOGHLY AREA OF LAND (M/L) = 34 SATAK SHOWN THUS N Born mich अन्तर अवकार TANK R.S. DAG NO 587 175-0" R.S. DAG R.S. DAG NO 504 NO 586 15 130-0" 15.0" 25-0" RIS DAG R.S. DAG NO 589 NO 591 TRACED BY !-( SURVEYOR )



# Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 24 Page from 3816 to 3833 being No 07833 for the year 2012.





(paromitapolley) 26-December-2012 DISTRICT SUB REGISTRAR-I OF HOOGHLY Office of the D.S.R. - I HOOGHLY West Bengal