

16/16

2-15530/19



18/12/19

पश्चिम बंगाल WEST BENGAL

1745269/19

AC 457023

Certified that the document is admitted to registration. The registration sheet / sheet's & its annexment / annexment's attached with this document is the part of this document.

[Signature]
 Additional District Sub-Registrar
 Rajshahi New town, North 24-Pgs.

24 DEC 2019

THIS INDENTURE made this 13th day of December Two Thousand and Nineteen BETWEEN (1) JYOTSNA BIBI, wife of Sahid Ali Molla residing at Village Jamulpura, Post Office Kashinathpur, Police Station Rajarhat District North 24

3375P

DSP LAW ASSOCIATES
Advocates

Serial No. _____
Name _____
Address _____

13 SEP 2019

Prop. - Srikanth Swart
Licensed Stamp Vendor
HACHAN GANGA
2 & 3, Bankhall Street
Kolkata - 700 012

13 SEP 2019

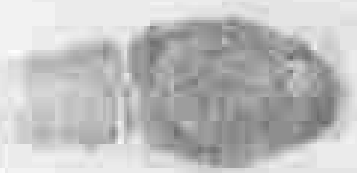
CT 1000

[Handwritten Signature]



10666

PROPERTY DEVELOPER PVT. LTD.
[Handwritten Signature]



10667

श्रीमती सतिशोभा

REGISTERED UNDER THE REGISTERED
Stamp, New Delhi, No. 247/91



10672

13 DEC 2019

1 Senior Bili

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192019200117059131
GRN Date: 12/12/2019 18:15:45
BRN: 65366771

Payment Mode: Online Payment
Bank: Oriental Bank of Commerce
BRN Date: 12/12/2019 18:15:30

DEPOSITOR'S DETAILS

Id No.: 15230091745269/5/2019
(Valid till 30th June 2020)

Name: SASWAT DEVELOPER PVT LTD
Contact No.: Mobile No.: +91 9830814633
E-mail:
Address: 32 J L NEHRU ROAD 5TH FLOOR KOLKATA 700071
Applicant Name: Mr Saswat Developer Private Limited
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	1920011745269/5/2019	Property Registration Stamp Duty	0000-00-000-000-00	110266
2	1920011745269/5/2019	Property Registration Registration Fee	0000-00-000-000-00	2238

In Words: Rupees One Lakh Thirty Five Thousand Five Hundred Sixty Four only

Total

112504



Parganas, Pin Code – 700135 (having PAN BMWPH7139L and Aadhar No. 461510038488), (2) **RASID ALI MOLLA** son of Late Ajit Ali Molla residing at Jamalpara Post Office Kasbimathpur, Police Station Rajarhat District North 24 Parganas Pin Code – 700135 (having PAN ALSPM9026D and Aadhar No. 9854 5699 3288), and (3) **SERINA BIHI** wife of M.L. Insiyaz, residing at Village Chandpur, Post Office Chandpur, Police Station Rajarhat, District North 24 Parganas Pin Code – 700155, (having PAN BIHPPH7209N and Aadhar No. 6958 4949 2592) hereinafter referred to as “the **VENDORS**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs executors administrators and legal representatives) of the **FIRST PART AND DIPAK BHATTACHARJEE** (also known as Dipak Bhattacharyya) son of Late Triguna Charan Bhattacharjee (also known as Triguna Bhattacharyya) residing at 1/13, K.N.C. Road North, Post Office Barasat, Police Station Barasat, District North 24 Parganas, Pin Code – 700124 (having PAN BGMPP06835D and Aadhar No. 5854 7673 7433) hereinafter referred to as “the **CONFIRMING PARTY**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **SECOND PART AND SASWAT DEVELOPER PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 22, Jewarjal Nehru Road, OM Tower, 9th floor, Room No.901, Post Office – Middleton Street, Police Station – Park Street, Kolkata – 700071, (having PAN AAKCS4828D and CIN U70101WB2007PTC112421 and represented by its Director Mr. Trilochan Sharma son of Sri Barwari Lal Sharma working for gain at Tiramati Apartment, 23A, Ashutosh Choudhury Avenue, 10th floor, Flat No.103, Sant Birla Mandir, Post Office and Police Station – Ballygunge, Kolkata – 700019, (having PAN AJLPS9281Q and AADHAR – 5390 4383 7471) hereinafter referred to as “the **PURCHASER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or successors-in-interest and/or assigns) of the **THIRD PART**;

WHEREAS

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Jyoti Rishi

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Dipak Bhattacharya,

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Nasir Uddin Mulla,
S/O HEJASTA AG Mulla,
Mehannod
P.O. Kadambar
P.S. Rajarhey -
Muz. HZIM. Kat-135
Dist. Rsi M.

Regional Office Sub-Office
BSPHC, New Town, North 24-PG

13 DEC 2018

- A. One Kshetra Nath Bhattacharjee (also known as Kshetra Mohan Bhattacharjee) (since deceased) son of Late Shital Bhattacharjee was seized and possessed of and well and sufficiently entitled as the sole and absolute owner to **ALL THAT** the piece or parcel of land containing an area of 0.45 acre or 45 Satak out of a total 90 Satak more or less situate lying at and being part of R.S. Dag No.683 recorded in R.S. Khatian No. 416 in Mouza Kadikapur, J.L. No.40 under Police Station Rajarhat in the District of North 24 Parganas morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "**the Larger Property**".
- B. Upon the death of the said Kshetra Nath Bhattacharjee who died, intestate, as a Hindu on 6th December 1957, his wife Jhanum Debya (since deceased) and daughter Gita Chakraborty, sold their 2⁷th share in the Larger Property to the four sons of Kshetra Nath Bhattacharjee namely Shambhunath Bhattacharjee, Shankar Bhattacharjee, Biswanath Bhattacharjee and Rabintranath Bhattacharjee by a Sale Deed dated 24th March, 1958 and registered with the Sub Registrar Consipore Dum Dum in Book I Volume No. 47 Pages 12 to 23 Being No. 2274 for the year 1958.
- C. The said R.S. Dag No.683 was continued to be numbered as L.R. Dag No.683 under the Records of Rights published under the West Bengal Land Reforms Act, 1955.
- D. The Confirming party thus acquired one-seventh share from the sole heir of deceased Latika Bhattacharjee, daughter of Khetrunath Bhattacharjee and time to time sold an area of 6.43 satak or 0.0643 acre more or less out of the Larger Property which is morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "**the said Property**" by the following three (03) Sale Deeds all registered with the Additional District Sub Registrar, Rajarhat:-
- i) By a Sale Deed dated 17th June 2016 registered in Book I Volume No. 1523-2016 Pages 206285 to 206306 Being No.152306640 for the year -



Abdullahi Umaru Feroz-Haggitur
Market, New Town, North 24-Pgs

3 DEC 2019

2016 All That land measuring 2.14 satak or 0.0214 acre more or less was sold to (Smt.) Ratna Bhattacharjee.

- (ii) By a Sale Deed dated 17th June, 2016 registered in Book I Volume No. 1523-2016 Pages 206329 to 206350 Being No.152306641 for the year 2016 All That land measuring 2.15 satak or 0.0215 acre more or less was sold to Jyotna Bibi (being the Vendor No. 1 hereto).
- (iii) By a Sale Deed Dated 17th June, 2016 in Book I Volume No. 1523-2016 Pages 205873 to 205894 Being No.152306644 for the year 2016 All That land measuring 2.14 satak or 0.0214 acre more or less was sold to Srima Bibi (the Vendor No. 3 hereto).

- E. The Confirming Party claimed the ownership of the said Property on the following chain of title:
- a. The said Kshetra Nath Bhattacharjee on his death left beside his wife, daughter and four sons named in the sale deed dated 24th March, 1958, one daughter namely Latika Bhattacharjee who inherited and became entitled to one-seventh part or share of and in the Larger Property absolutely;
 - b. The said (Smt.) Latika Bhattacharjee, a Hindu died intestate on 7th July 2000 leaving her surviving her husband Triguna Charan Bhattacharjee and only son Dipak Bhattacharjee as her only heirs and legal representatives who upon her death inherited and became entitled to her part or share in the Larger Property absolutely;
 - c. The said Triguna Charan Bhattacharjee, a Hindu died intestate on 26th May, 2002 leaving him surviving his only son the said Dipak Bhattacharjee as his only heirs and legal representatives who upon his death inherited and thereby became entitled to one-seventh part or share in the Larger Property absolutely.

11



Peraturan Menteri Kebudayaan dan Kearsifan dan Budaya
Nomor: Permendikbud/Kemendikbud/KP/001/2019

3 DEC 2019

- d. The said Dipak Bhattacharjee thus became the sole and absolute owner of the one-seventh part of the Larger Property being the said Property which is sold to the Vendors hereto as recited above.
- E. By an Indenture of Conveyance dated 17th January 2018 and registered with Additional District Sub Registrar, Rajshahi in Book-1 Volume No.1523-2018 Pages 38718 to 38737 Being No.152300808 for the year 2018, the said (Smt.) Ratna Bhattacharjee for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor No.2 hereto All That her entire land measuring 2.14 satak or 0.0214 acre more or less out of the Larger Property purchased by her by the said Sale Deed dated 17th June 2016.
- G. The Vendors have become the full and absolute owners of the said Property.
- H. The Purchaser has from time to time already purchased the entirety of the Larger Property (including the said Property) upon paying valuable consideration therefore from different persons and is in vacant and peaceful possession of the same and the name of the Purchaser is already mutated as Rikyat under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 1270 and 1554 in respect of the Larger Property.
- I. Disputes and differences have arisen between the Confirming Party/Vendors and the Purchaser owing to their claim as regards the said Property. The Purchaser has already invested itself largely in acquiring the Larger Property and other adjoining properties and in order to save the huge litigation costs and associated mental and financial strain and relying on the representations of the Vendors about the good and marketable title of the Second Schedule property and saleable rights and others as hereinafter contained and without going any further into the claim of the Vendors as regards the said Property, the Purchaser has decided to purchase the said Property from the Vendor and after negotiations the entire claim of the Vendors have been settled at Rs.19,49,734.00 (Rupees nineteen lacs forty-nine thousand seven hundred



Standard Form 64
Standard, New York, March 24-27

13 DEC 2019

twenty-four) only being the consideration for sale of the said Property by the Vendors to the Purchaser. The Confirming Party is not being paid any consideration separately.

7. In the premises aforesaid, the Vendors have agreed to sell and transfer to the Purchaser and the Purchaser has agreed to purchase from the Vendors on freehold ownership basis, the said Property, free from all encumbrances mortgages charges liens leases tenancies bargadar occupancy rights lis pendens attachments uses debentures trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession thereof in favour of the Purchaser and in connection with the same the Vendors and the Confirming Party have represented and insured the Purchaser as follows:-

- (i) That the devolution of title of the Vendors and their predecessors-in-title to the said Property as recited above are all true and correct and besides the heirs named above, the Kabera Nath Bhattacharya or the said Jibantara Debva or Larika Bhattacharya did not leave behind any other heir, executor, administrator or legal representatives.
- (ii) That save and except the said Property, the Vendors have no claim, share, right, title or interest whatsoever or howsoever in the said Larger Property or any part thereof and with the sale of the said Property, the Vendors shall have no further right title or interest in the Larger Property or any part thereof nor any claim whatsoever or howsoever in respect of the Larger Property nor any dispute with the Purchaser or any other person in respect of any claim or right, title or interest in or in respect of the said Property or the Larger Property.
- (iii) That the Vendors and the Confirming Party hereby withdraw and shall by virtue of these presents be deemed to have withdrawn all notices, claims, objections or disputes in anyway relating to the said Property and/or the Larger Property upon execution of this deed.
- (iv) That as per the Vendors they are the full and absolute owners of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, liabilities, annuity, debentures, trusts, attachments, bargadar, leases, tenancies, occupancy rights, uses,



13 DEC 2019

13 DEC 2019

- acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever.
- (v) That the said Property being already in possession of the Purchaser, may continue to be held by the Purchaser in this vacant and peaceful condition by the Vendors.
- (vi) That the said Property being already mutated in the name of the Purchaser may continue to be mutated in its name in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property.
- (vii) That save and except the Vendors no other person has or can claim any right title or interest in the said Property and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property in any manner whatsoever.
- (viii) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors in respect of the said Property;
- (ix) That save those relating to sale of the said Property to the Purchaser herein, the Vendors have not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.
- (x) That the Sale Deeds executed by the Confirming Party as recited above were all executed on behalf of the Confirming Party by his constituted attorneys appointed vide Power of Attorney dated 16th October, 2015 and registered with the Additional District Sub-Registrar, Rajahmundry in Book IV Volume No. 1523-2015, Pages 6717 to 6747 Being No. 152300904 for the year 2015. Under such power of attorney the Confirming Party claimed one-sixth share as being his entitlement in the Larger Property whereas the same was actually one-seventh in view of the sale deed dated 24th March, 1958 as recited above. Furthermore although the sale deeds executed by the Confirming Party showed demarcated portions of the Larger Property to have been sold, the same represented the entire share, right, title and interest of the Confirming



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13 DEC 2019

Party in the entirety of the Larger Property and nothing else remained with the Confirming Party in any other part or portion of the Larger Property. The Confirming Party has joined as party to this Deed to concur and confirm the sale made hereby and to accept and record that the Confirming Party never acquired or had one-sixth share or 7.50 Satak in the Larger Property but only had one-seventh share or 6.43 satak or 0.0643 acre more or less being the said Property and the devolution as stated in the said power of attorney is erroneous and incorrect.

1. NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.19,49,724.00 (Rupees nineteen lacs forty-nine thousand seven hundred twenty-four) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do hereby grant sell convey transfer assign and assure and the Confirming Party do hereby concur confirm and assure and the Confirming Party do hereby concur confirm and assure unto and to the Purchaser herein **ALL THAT** their entire part or share equivalent to one-seventh part or share of and in the Larger Property and being the piece or parcel of land containing an area of 6.43 satak or 0.0643 acre more or less situate lying at and being a part of L.R. Dag No. 683 recorded in L.R. Khatian No.1270 and 1554 (formerly R.S. Dag No. 683 recorded in R.S. Khatian No.416 and thereafter C.S. Dag No. 729) in Misara Kalikapur, J.L. No. 40 under Police Station Rajarhat Pin Code 700155 in the District of North 24 Parganas morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the said Property" **TOGETHER WITH** the respective part or share of the Vendors of and in the said Property **AND TOGETHER WITH** all and singular the tangible and intangible assets edifices structures rooms fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths



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DEPARTMENT OF HEALTH AND HUMAN SERVICES
ALBANY, NEW YORK, 12242-2478

13 DEC 2019

passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appurtenances and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Halqam and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor and the Confirming Party ~~was~~ out of or upon the entirety of the said L.R. Dag No. 683 and each and every part thereof and also upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **AND** all legal incidence thereof **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendors of and in any passages/roadways abutting the said property and leading to public road **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens liensholders attachments bargainers trusts claims demand acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

II. The Vendors and the Confirming Party do hereby, without in any manner affecting or prejudicing the ownership, possession and right, title and interest of the Purchaser in the Larger Property, covenant with the Purchaser as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by them and their respective predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and



Handwritten signature in blue ink, appearing to read "MARTIN, FRANK JAMES, Acting Director".

DEC 3 2019

absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same:

- (ii) **AND THAT** they have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargains ~~items~~ attachments restrictive covenants liens debentures trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or their respective predecessors-in-title;
- (v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendors' and prior to the Vendors, the Confirming Party's entire one hundred



Department of Justice
Office of Inspector General
Washington, DC 20530

13 DEC 2019

percent share in the Larger Property without any remainder or residue and the Purchaser shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendors or the Confirming Party if found in such Deed.

- (vi) **AND THAT** the Purchaser shall or may at all times hereafter continue to peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive 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 having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargains lienspondens uses detriments trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (vii) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or their respective predecessors-in-title 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 for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.



AMERICAN LEGION DISTRICT 1000
Newark, New Jersey, NJ001 24-7724

13 DEC 2019

- (viii) THAT the said Property or the Larger Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- (ix) AND THAT there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendors to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser in the manner aforesaid.
- (x) That the Confirming Party has no share, portion, right, title or interest whatsoever of or in the said Dag No. 683 or any part thereof and the entire part or share of the Confirming Party was well and truly sold by him as recited above and if any remaining, the Confirming Party doth hereby convey, transfer and assure to the Purchaser hereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(LARGER PROPERTY)

ALL THAT piece or parcel of 'Danga' land containing an area 45 Satak out of a total 90-satak or 0.45 acre more or less comprised in L.R. Dag No. 683 (as described below) comprised in Munna Kalikapur, J.L. No.40, within Patharghata Gram Panchayat, Police Station Rajarhat, Pin Code - 700155 in the District of North 24 Parganas:-



Approved for this submission:
Martha, New York, Dec 24-Pgs

10 DEC 2018

C.S. and R.S. Dag and Khatian Number	L.R. Dag and Khatian Number	Area of the Larger Property
C.S. Dag No. 729, R.S. Dag No. 683 recorded in R.S. Khatian No. 416	Dag No. 683 recorded in Khatian Nos. 1270 and 1554	45 Satak or 0.45 acre more or less out of a total 90 Satak more or less

OR HOWSOEVER OTHERWISE the same or any of them now are or is or heretofore were or was situated bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(SAID PROPERTY)

ALL THAT one-seventh part or share of and in the Larger Property being the pieces or parcel of 'Danga' land containing an area of 6.43 satak or 0.0643 acre more or less situate lying in and being a part of L.R. Dag No. 683 recorded in L.R. Khatian No. 1270 and 1554 (formerly recorded in R.S. Khatian No. 416) in Mouza Kalikapur, J.L. No. 40, within Potharghata Gram Panchayat, Police Station Rajarhat, Pin Code 700135 in the District of North 24 Parganas more fully described in the First Schedule above and bounded and bounded as follows:-

- On the North : By portion of R.S. and L.R. Dag No. 683
 On the South : By portion of R.S. and L.R. Dag No. 850
 On the East : By portion of R.S. and L.R. Dag No. 685; and
 On the West : By portion of R.S. and L.R. Dag No. 684.

OR HOWSOEVER OTHERWISE the same or any of them now are or is or heretofore were or was situated bounded bounded called known numbered described or distinguished. Be it mentioned the dwelling rooms with toilet (with cemented floor) measuring 100 Square feet more or less.



Department of Health and Human Services
Market, New York, North 244Pgs

13 DEC 2018

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

SIGNED SEALED AND DELIVERED by
the abovesigned VENDORS at Kolkata in
the presence of:

D. Narayuddin Molla,
of Mohamadpur
P.S. Rajarhat
KOL-735

✓ Jyotsna Biki
সীতা গঙ্গা মল্লিক
Soniela Biki

2. Sahid Ali Mulla
KOL-700135
P.S. Rajarhat

SIGNED SEALED AND DELIVERED by
the abovesigned CONFIRMING PARTY at
Kolkata in the presence of:

D. Narayuddin Molla,
of Mohamadpur
P.S. Rajarhat
2. Sahid Ali Mulla
P.S. Rajarhat
KOL-700135

✓ Dipak Bhattacharyya

SIGNED SEALED AND DELIVERED by
the withinnamed PURCHASER at Kolkata
in the presence of:

1) Narayuddin Molla,
of Mohamadpur
P.S. Rajarhat
2. Sahid Ali Mulla
P.S. Rajarhat
KOL-700135

FOR SAUVAT DEVELOPER PVT. LTD.

Director
(TRILOCHAN SHARMA)



AGRICULTURAL INSTITUTE OF THE UNIVERSITY OF THE PHILIPPINES
DIWATA, LOS BAÑOS, QUEZON PROVINCE, PHILIPPINES

13 DEC 2019

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED by the Vendors the within mentioned sum of Rs.19,49,724.00 ✓
 (Rupees nineteen lacs forty-nine thousand seven hundred twenty-four) only being the ✓
 consideration in full payable under these presents as per memo written hereinafter.

MEMO OF CONSIDERATION

Sl. No.	By or out of Cash/Banker's Cheque Number/Demand Draft/RTGS / NEFT / IMPS	Date	Bank	Amount (in Rs. P.)
1.	AXIR192144500299	02.08.2019	AXIS BANK	56,199.00 ✓
2.	P2A/927718565372 / CORPORA / X749564	04.10.2019	DO	2,00,000.00 ✓
3.	209851	30.10.2019	IDBI BANK	3,99,979.00 ✓
4.	209853	30.10.2019	DO	6,47,184.00 ✓
5.	AXIR192144500935	02.08.2019	AXIS BANK	71,343.00 ✓
6.	209852	30.10.2019	IDBI BANK	5,75,028.00 ✓
			Total	<u>Rs.19,49,724.00</u>

(Rupees nineteen lacs forty-nine thousand seven hundred twenty-four) only

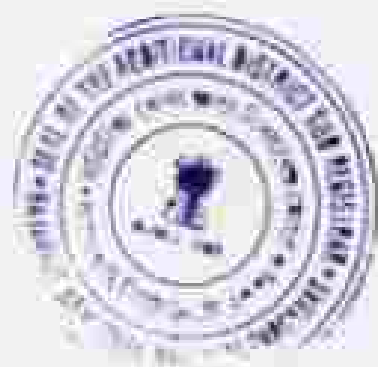
WITNESSES

1) Narisuddin MHA,
 P.O. of Amudpur
 P.S. Rajahat -

2) Salim Ali MAUJI
 P.S. Rajahat Dist. B.L. 19
 Drafted by me -

Maheshwari Advocate
 C/o S.P. Law Associates
 1.B & 2. Hazrat Street
 4D Nices House
 Kol - 700001
 P. 1963/2012

Jyotsna Rishi
 [Signature]
 Seema Rishi














13 DEC 2019

13 DEC 2019

<i>Finger prints of the executant</i>					
 ✓ Jyoti Rishi					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 Jyoti Rishi					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 Seema Bili					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



RECEIVED BY THE AUDITOR GENERAL
GENERAL, NEW YORK, 1918-1919

13 DEC 1918

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Dipak Bhattacharya

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Dipak Bhattacharya



Approved: 
Surgeon General, North 24-700

3 DEC 2019

1

Finger prints of the executive.



नामिक उद्योग
मालिक

Finger prints of the executive.						
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
	Thumb	Fore	Middle (Right Hand)	Ring	Little	
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
	Thumb	Fore	Middle (Right Hand)	Ring	Little	
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
	Thumb	Fore	Middle (Right Hand)	Ring	Little	



Ministry of Health of the Republic of Serbia
Belgrade, New Town, Bulevar Oslobođenja 159
1.3 DEC 2019

1



मेरा आधार

My Aadhaar

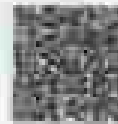


नाम: श्री

Jyotsna Bhi

आधार संख्या (UID): 5451 1003 8188

लिंग: महिला



4615 1003 8188

असम आवास, असम अभियान

Jyotsna Bhi



असम आवास अभियान

ASSAM HOUSING AND URBAN DEVELOPMENT CORPORATION

पता

असम आवास, असम अभियान
12, नया
कोलकाता - 700102

Address

Assam Housing and Urban Development Corp.
12, New
Kolkata - 700102

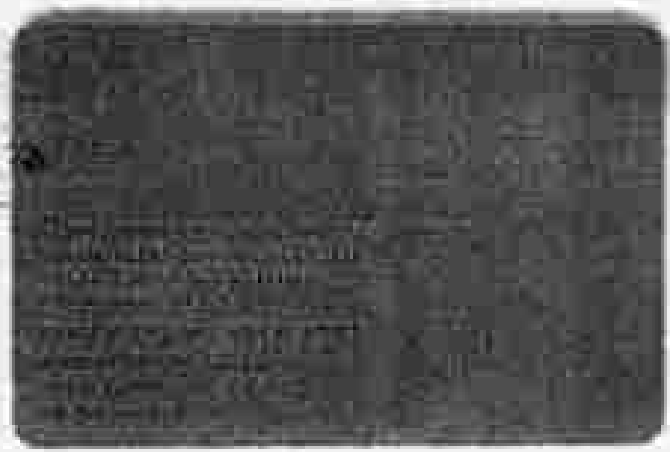
4615 1003 8188

मेरा आधार, मेरी पहचान





विद्यया ऽमरि लभ्यते



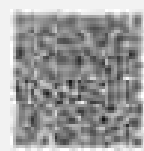




भारत सरकार
Government of India



वीर राजन राणा
Ravi Rajan
आधारID: 256941376
दुपल माले



9854 5699 3288
एन.एन.टी. 256941376

आधार - साधारण मानुषेअ अधिकार

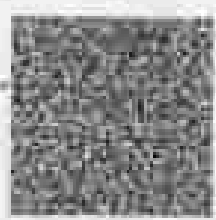
श्रीराम अश्विनी शैलजा



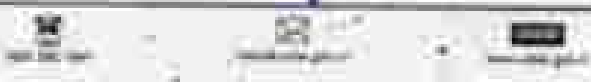
भारत सरकार
Unique Identification Authority of India

व्यक्तिगत
आधारID: 256941376

आधार
आधारID: 256941376



9854 5699 3288
एन.एन.टी. 256941376











Dipak Bhattacharya.

आद्यकार विनायक
भारत चरित्र
द्वितीय खण्ड
आद्यकार विनायक
भारत चरित्र
द्वितीय खण्ड

द्वितीय खण्ड
आद्यकार विनायक
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द्वितीय खण्ड
आद्यकार विनायक
भारत चरित्र
द्वितीय खण्ड





भारतीय विज्ञान संस्थान
भारतीय विज्ञान संस्थान



Dr. Dipak
Dipak Bhattacharyya
अधीन/ Under (ADDRESS)
पता / MAIL



5054 7673 7433

आधार-आधार आधार, आधार, पहचान

Dipak Bhattacharyya



भारतीय विज्ञान संस्थान
भारतीय विज्ञान संस्थान

ठिकाना

आधीन/ Under (ADDRESS)
पता / MAIL

Address

आधीन/ Under (ADDRESS)
पता / MAIL

5054 7673 7433

Aadhaar-Mera Aadhaar, Meri Pehechan









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Handwritten text in blue ink, possibly a date or a reference number.





HIGH SCORE

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RECOMMENDATIONS

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5090 4163 7471
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മിസ്റ്റർ മധു മേനോൻ
 ഫീൽഡ് ഓഫീസർ
 ഇലക്ട്രോൺ കമ്മ്യൂണിക്കേഷൻ ഓഫീസ്
 ഹാൻഡ് ഓഫീസ്



തിരുവനന്തപുരം തിരുവനന്തപുരം
 ഫോൺ നമ്പർ ഫോൺ നമ്പർ
 മൊബൈൽ മൊബൈൽ നമ്പർ
 ടെലിഗ്രാഫിക് ടെലിഗ്രാഫിക് നമ്പർ
 വില 2/-
 തീയതി 10/05/2011

തിരുവനന്തപുരം
 മേധാവി
 ഇലക്ട്രോൺ കമ്മ്യൂണിക്കേഷൻ ഓഫീസ്
 ഹാൻഡ് ഓഫീസ്

വില
 2/-

തീയതി
 10/05/2011

(1) ഇതിൽ തിരുവനന്തപുരം ഫീൽഡ് ഓഫീസിലെ എസ്.പി.യുടെ ഒപ്പും മുദ്രയും ഉണ്ടായിരിക്കണം.
 (2) ഇതിൽ തിരുവനന്തപുരം ഫീൽഡ് ഓഫീസിലെ എസ്.പി.യുടെ ഒപ്പും മുദ്രയും ഉണ്ടായിരിക്കണം.
 (3) ഇതിൽ തിരുവനന്തപുരം ഫീൽഡ് ഓഫീസിലെ എസ്.പി.യുടെ ഒപ്പും മുദ്രയും ഉണ്ടായിരിക്കണം.
 (4) ഇതിൽ തിരുവനന്തപുരം ഫീൽഡ് ഓഫീസിലെ എസ്.പി.യുടെ ഒപ്പും മുദ്രയും ഉണ്ടായിരിക്കണം.

Nairu... M...



Major Information of the Deed

Deed No :	I-1523-15530/2019	Date of Registration :	24/12/2019
Query No / Year	1523-0001745269/2019	Office where deed is registered	
Query Date	14/11/2019 1:52:04 PM	A D S R RAJARHAT, District, North 24-Parganas	
Applicant Name, Address & Other Details	Saswat Developer Private Limited 32 Ashutosh Choudhury Avenue 10th Floor Flat No.103 Near Bira Mandir, Thana : Ballygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700019 Mobile No 9830814633 Status: Buyer/Cumant		
Transaction	Additional Transaction		
[0181] Sale, Sale Document	[4300] Other than immovable Property, Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
Rs. 19,49,724/-	Rs. 23,25,500/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,18,395/- (Article-233)	Rs. 23,269/- (Article-A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.: Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalkapur, JI No: 40, Pn Code: 700138

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR 883	LR-1270	Basti	Danga	3.215 Dec	9,37,362/-	11,25,250/-	Width of Approach Road: 2 Ft.
L2	LR 883	LR-1554	Basti	Danga	3.215 Dec	9,37,362/-	11,25,250/-	Width of Approach Road: 2 Ft.
TOTAL :					6.430Dec	18,74,724 /-	22,50,500 /-	
Grand Total :					6.430Dec	18,74,724 /-	22,50,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft	75,000/-	75,000/-	Structure Type: Structure
Gr Floor Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Plucc, Extent of Completion: Complete					
Total :		100 sq ft	75,000 /-	75,000 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Jyotana Bibi Wife of Satish Ali Molla Village - Jainakera, P.O - Kashinathpur, P.S - Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No : 80WPA97139, Aadhaar No: 65xxxxxxx5469, Status: Individual, Executed by: Self, Date of Execution: 13/12/2019 Admitted by: Self, Date of Admission: 13/12/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019 Admitted by: Self, Date of Admission: 13/12/2019, Place: Pvt. Residence</p>
2	<p>Rasid Ali Molla Son of Late: Aft Ali Molla Village - Jainakera, P.O - Kashinathpur, P.S - Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No : ALGPM9026D, Aadhaar No: 95xxxxxxx3288, Status: Individual, Executed by: Self, Date of Execution: 13/12/2019 Admitted by: Self, Date of Admission: 13/12/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019 Admitted by: Self, Date of Admission: 13/12/2019, Place: Pvt. Residence</p>
3	<p>Serina Bibi Wife of Md Imryaz Village - Chandpur, P.O - Chandpur, P.S - Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700128 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No : 81E3P07209N, Aadhaar No: 62xxxxxxx2592, Status: Individual, Executed by: Self, Date of Execution: 13/12/2019 Admitted by: Self, Date of Admission: 13/12/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019 Admitted by: Self, Date of Admission: 13/12/2019, Place: Pvt. Residence</p>
4	<p>Dipak Bhattacharyya, (Alias: Dipak Bhattacharjee) Son of Late: Triguna Charan Bhattacharjee 1(1), K.N.C. Road North, P.O - Barasat, P.S - Barasat, District-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No : 80WPE6885D, Aadhaar No: 58xxxxxxx7433, Status: Confirming Party, Executed by: Self, Date of Execution: 13/12/2019 Admitted by: Self, Date of Admission: 13/12/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019 Admitted by: Self, Date of Admission: 13/12/2019, Place: Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Saswat Developer Private Limited 3D, Jawahar Nehru Road, Om Tower, 5th Floor, P.O - Middleton Street, P.S - Park Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071, PAN No : AAKCS4528D, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Trilochan Sharma (Presentant) Son of Bhanu Lal Sharma 23A, Ashutosh Chowdhury Avenue, 10th Floor, Flat No: 103, P.O - Ballygunge, P.S - Ballygunge, District-South 24-Parganas, West Bengal, India, PIN - 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No : AJUP59281Q, Aadhaar No: 53xxxxxxx7471, Status: Representative, Representative of Saswat Developer Private Limited (as Director)</p>



Identifier Details :

Name:	Photo	Finger Print	Signature
Nasir Uddin Molla Son of Hajj Asad Ali Molla Mohammedpur, P.O: Kadirpur, P.S:- Rajarat, Kolkata, District North 24 Parganas, West Bengal, India. PIN - 700135			

Identifier Of Jyotsna Bibi, Rasid Ali Molla, Sanna Bibi, Dipak Bhattacharyya, Trilochan Sharma

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Jyotsna Bibi	Saswat Developer Private Limited-1.07167 Dec
2	Rasid Ali Molla	Saswat Developer Private Limited-1.07167 Dec
3	Sanna Bibi	Saswat Developer Private Limited-1.07167 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Jyotsna Bibi	Saswat Developer Private Limited-1.07167 Dec
2	Rasid Ali Molla	Saswat Developer Private Limited-1.07167 Dec
3	Sanna Bibi	Saswat Developer Private Limited-1.07167 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Jyotsna Bibi	Saswat Developer Private Limited-33.33333300 Sq Ft
2	Rasid Ali Molla	Saswat Developer Private Limited-33.33333300 Sq Ft
3	Sanna Bibi	Saswat Developer Private Limited-33.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarat, Gram Panchayat: PATHARCHAYA, Mouza: Kalkapur, J. No: 40, Pin Code: 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 883, LR Khatian No - 1270	Owner: ১১৪/১২৬৪১১৪, Gurdan.১১ (R), Address: ১১/১২৬৪১১৪, ১২/১২৬৪১১৪ (১১৪) ১১৪/১১৪/১১৪/১১৪১১৪, - Classification: ১১৪, Area: 0.57000000 Acre.	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No - 883, LR Khatian No - 1554	Owner: ১১৪/১২৬৪১১৪ ১১৪ (R), Address: ১১৪/১২৬৪১১৪, Classification: ১১৪, Area: 0.33000000 Acre.	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152315530 / 2019



On 21-11-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 23.25 Lacs



Sanjoy Basak

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal**

On 13-12-2019

Presentation(Under Section 52 & Rule 22A(3) 40(1) W.B. Registration Rules,1962)

Presented for registration at 22-10 hrs on 13-12-2019, at the Private residence, by Trishchan Sharma.

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

Execution is admitted on 13/12/2019 by 1. Jyotsna Btl, Wife of Sand Ali Molla, Village - Jamalpara, P.O. Kasminthpur, Thana Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others; 2. Rasid Ali Molla, Son of Late Aji Ali Molla, Village - Jamalpara, P.O. Kasminthpur, Thana Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others; 3. Sanna Btl, Wife of Md Imtyaz, Village - Chandpur, P.O. Chandpur, Thana Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others; 4. Dipak Bhattacharyya, Aliza Dipak Bhattacharyya, Son of Late Triguna Charan Bhattacharyya, 1/13, K.N.C. Road Norm, P.O. Barasat, Thana Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Others

Identified by Nasir Uddin Molla, ... Son of Haj Asraf Ali Molla, Mohammadpur, P.O. Kadambukur, Thana Rajarhat, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

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

Execution is admitted on 13-12-2019 by Trishchan Sharma, Director, Saewat Developer Private Limited (Private Limited Company), 32, Jawahar Nehru Road, Om Tower, 9th Floor, P.O. - Midnapore Street, P.S. - Park Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071

Identified by Nasir Uddin Molla, ... Son of Haj Asraf Ali Molla, Mohammadpur, P.O. Kadambukur, Thana Rajarhat, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business



Sanjoy Basak

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal**





On 20-12-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,265/- (A) + Rs 23,265/- (E) = Rs 46,530/- and Registration Fees paid by by online = Rs 23,265/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 12/12/2019 @ 16PM with Govt. Ref. No. 192019200117058131 on 12-12-2019, Amount Rs. 23,265/-, Bank Oriental Bank of Commerce (ORBC0100392), Ref. No. 6536771 on 12-12-2019, Head of Account 0000-03-104-001-19

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,16,295/- and Stamp Duty paid by by online = Rs 1,16,295/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 12/12/2019 @ 10PM with Govt. Ref. No. 192019200117058131 on 12-12-2019, Amount Rs. 1,16,295/-, Bank Oriental Bank of Commerce (ORBC0100392), Ref. No. 6536771 on 12-12-2019, Head of Account 0000-03-103-003-02



Sanjoy Basak

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT**

North 24-Parganas, West Bengal

On 24-12-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1952)

Admissible under rule 21 of West Bengal Registration Rule, 1952 duly stamped Under schedule 1A, Article number : 23 of Indian Stamp Act 1899

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,16,295/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp
1. Stamp Type: Imprinted, Serial no 33758, Amount: Rs 100/- Date of Purchase: 13/09/2019, Vendor name: SRIKANTI TIWARI



Sanjoy Basak

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT**

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 2235 to 2274

being No 152315530 for the year 2019.



Digitally signed by SUMIT KUMAR
SINHA

Date: 2020.01.02 18:44:49 +05:30

Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 2020/01/02 06:44:49 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

West Bengal.

(This document is digitally signed.)

