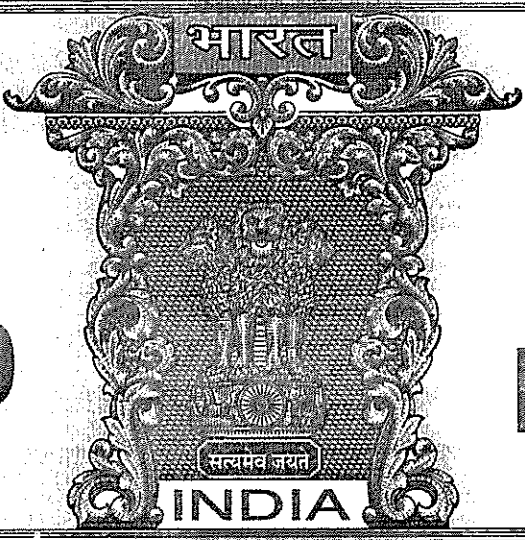


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INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Serial No. 3811

ES No. 2 Vol. No. 68 Pages to 451-464

Being No. 2509 of 1996 9-w

Charge Page 11-w

Ordering Officer 35-w

Ordering Officer 55-w

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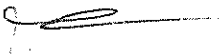
Sl. No.....Date.....

Name.....

Add.....

AMT.....

Mukulesh Acharya
Advocate Calcutta High Court
Enrolment No- F-439/2001


SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



15876 P 4/3/06



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DOCUMENT NO. 2570 25009
YEAR... 6/15/86

Govt. of West Bengal
Filing Form
Registration Directorate

BOOK NO. 1
PAGE NO. 451

PAGE	NO.	1.	THIS	INDENTURE	MADE	THIS	NINETY
day	of	MARCH	One	Thousand	Nine	Hundred	NINETY
Six	BETHSIN	LOYALKA	PROPERTIES	PVT.	LTD.		
Company	Incorporated	under	the	Company			ACT,
Calcutta	and	having	its	Registered			
No.	2.	Origin	Road,	Calcutta	(Form 25)		
Its	Registered	Office	at	No.	400,	RATA	ANNE
				PAGE	NO.	2.	
Kidwai	Road,	Calcutta)	hereinafter	called			the
VENDOR	(which	expression	shall	include			
By	of	Agreement	of	the	context	of	the
and	Include	and	include	of	the	context	of
assigns)			ONE	PART	AND	SRINIVTY	USHA
JALAN	wife	of	Late	Shib	Kumar	Jalan	
caste	known	by	acquisition	MUSTAM	HAZRYING	SH	
Business	of	the	nature	and	value		
shall	called	the	INDENTURE	(which	expresses		
UNLESS	specified	of	the	agreement	to		
deemed	to	be	and	include	the		
ADMINISTRATOR	of	the	and	assigns)	of	the	OTHER
WHEREAS	Imlian	Oxygen	Ltd.	Oxygen	House	of	the
Taratala	road,	Calcutta,	was	the	source	of	the
of	All	those	concessions	reservations,	licenses		
and	vested	in	AND	WITH	ALL	the	
OR	PARTS	of	the	CONCERN			
SH	OWN	of	the	SH	SECTION		
INDIA	ON	THE	OF	THE			
the	same	was	STANDING	AND			
the	apparent	was	ALSO				
AND	BEING	the					
DETAILS							
No.	138	of	the	SECTION			
No.							
and	SECTION						
Sealdah,	Registration	Office					

Signature of Presentant
Sealdah,

Signature of Registering Officer

Handwritten notes and signatures at the top of the page, including names like 'K. S. S. S.', 'K. S. S. S.', and 'K. S. S. S.'.

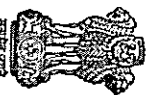


252

Panchamagram	in	the	District	of	24	Barganas
more	fully	described	in	the	Schedule	of the Government
written	and	Hereinafter		called	in	the Premises
AND	WHEREAS	by	a	Conveyance	dated	20th February,
1987	made	between	the	said	Vendor	of the
therein	referred	to	as	the	Vendor	of the
First	Part	and	Shri	Conveyance	dated	20th February,
referred	to	as	the	Confirming	and	the
the	above-named	Vendor	therein	called	in	the
and	duly	registered	in	the	Volume	No.
No.	54,	Pages	258-317	Balds	No.	2025
the	year	1987,				
			PAGE	NO.		
the	said	Indian	Oxygen	was	one	of the
tion	therein	mentioned	absolutely			
the	said	Premises	in	thereby	conveyed	to
and	transfer	of	the	same	to	the
of	the	above-named	Vendor	and	the	same
said	25th	February,	1987	the	said	Vendor
is	in	Khas	possession	and	enjoying	the
Premises	as	absolute	owner	of	the	same
AND	WHEREAS	apparently	the	said	Vendor	is
erected	and	constructed	on	the	land	of
the	said	Premises	is	about	1000	sq. ft.
years	old	and	is	one	of	the
age	long	past	and	needs	rebuilding	and
and	re-building	thereof	involving			expenditure
and	costs	thereof				
AND	WHEREAS	the	said	Vendor	is	one
by	the	said	Vendor	so	that	the
Pvt.	Ltd.	on	monthly	rent	of	Rs.
rent	of	Rs.	12,500/-	per	annum	payable
according	to	English	Calendar	amounts		
AND	WHEREAS	in	the	said	Vendor	is
are	four	self	contained	independant		positions

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DOCUMENT NO.
YEAR

Govt. of West Bengal
Filing Form
Registration Directorate

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BOOK NO.
PAGE NO.

153

organs
under
Premises
February,
Ltd.
the
therein
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Purchaser
Volume
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considera-
transferred
the sale
FAVOUR
the
Vendor
said
standing
65-70
for
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capable	of	being	separately	enjoyed	and
are	as	Lot	'A'	'B'	'B1'
and	Lot	RIPOK			
AND	WHEREAS	the	Vendor	has	agreed
and	the	PURCHASER	has	agreed	to
All	that	is	agreed	to	PURCHASE
(FIRST	FLOOR)	demarcated	of	he	said
TOGETHER	WITH	undivided	proportionate		Building
share	in	the	said	entire	land
Premises	No.	138B,	Ballaughata	Road,	Calcutta,
TOGETHER	WITH	undivided	common	rights	in
portions	and	terrace	and	facilities	and
and	amenities	apartments	to	the	premises
		PAGE	NO.	40	
said	ground	floor	demarcated	and	divided
separate	portion	of	the	said	Building
fully	described	in	the	Schedule	hereunder
written	and	hereinafter	collectively	called	the
said	"Said	portion	and	rights	as
for	a	price	of	Rs. 10,000/-	only
less	Rs. 500/-	(Thousand)	only	free	from
charges,	claims,	demands,	liabilities,	liabilities,	encumbrances
of	the	said	premises	by	the
tenant.					monthly
AND	WHEREAS	The	said	Vendor	has
the	Purchaser	as	follows :-		assured
a)	that	the	said	Premises	No.
Road,	Calcutta-	700 015	is	held	and
the	Vendor	absolutely	free	from	all
Charges,	claims,	demands	liabilities,	attachments,	and
restrictions,	liabilities,	alignments,	acquisitions		and
restrictions	whatsoever	and	no	part	of
said	premises	is	occupied	by	the
mosque	or	any	other	like	temple,
public	purpose	and	that	use	of
			the	premises	for
					any

SIGNATURE OF PRESENTANT
Usha Talwar.

SIGNATURE OF REGISTERING OFFICER







DOCUMENT NO.
YEAR

Govt. of West Bengal
Filing Form
Registration Directorate

50000

BOOK NO.

PAGE NO.

455

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taxes	of	the	said	premises	as	upto	the	date
of	sale	and	transfer	of	the	said	sold	portions
and	rights	in	the	said	property	and	portion	
thereof	in	favour	of	the	Purchaser,	if	municipal	
charges	would	be	bound	to	be	due	and	
payable	for	any	period	prior	to	the	date	
of	sale	of	the	said	old	portions	and	rights
in	the	said	premises	as	afore said.			
			PAGE	NO.	6.			
h)	that	there	is	no	land	revenue	payable	in
respect	of	the	land	of	the	said	premises	
and	that	the	land	of	the	said	premises	is
rent	from							
1)	that	the	Vendor	does	not	hold	the	land
of	the	said	premises	in	case	of	the	
limits	under	the	Urban	Land	(Ceiling			
Regulation)	Act.	1979.						
j)	that	no	notice	of	acquisition	or	Regulation	
of	the	said	premises	or	any	portion	thereof	(Amending
the	said	portions	and	rights)	there	has	been
received	by	the	Vendor	and	that	the	said	
premises	in	not	affected	by	any	scheme	or	
notice	of	alignment.						
k)	that	no	portion	of	the	said	property	
is	affected	by	Thika	Tenancy	Laws	and		
the	said	Vendor	is	absolute	Owner	of		
the	same	and	the	said	Vendor	is	enjoying	
and	possessing	the	same	and	exercising	all		
rights	of	absolute	ownership	thereof	thereof	free		
from	encumbrances,	charges,	claims,	demands,	and			
liabilities	and	attachments	whatsoever	but	subject			
however	to	occupation	of	the	said	premises		
by	the	monthly	tenant.					
now	THIS	IDENTITY	WITNESSETH	AS	follows			
1.	THAT	in	consideration	of	the	premises	and	

Signature of Presentant
SIGNATURE OF PRESENTANT

Signature of Registering Officer
SIGNATURE OF REGISTERING OFFICER



and	In	pursuance	of	the	said	sum	of	and	In
consideration	of	the	said	sum	of	and	In		
Rs. 12,500/-	(Rupees	Twelve	Thousand)						
only	well	and	truly	paid	to	the	said		
Vendor	doth	hereby	as	also	by	the			
			PAGE NO.	7.					
receipt	hereunder	written	admit	and	acknowledge				
and	of	from	the	same	and	every	part		
thereof	hereby	acquitt	Release	and	discharge				
the	said	Purchaser	and	the	said	said	portion		
and	rights	"	In	the	said	premises	the		
said	Vendor	doth	hereby	Indefeasibly	grant,	convey,			
XXX	transfer,	sell,	assign	and	secure	unto			
the	said	Purchaser	free	from	all	encumbrances,			
charges,	claims,	demands,	liabilities,		liabilities,	dispendens			
and	attachments	whosoever	(subject	however	to				
the	occupation	of	the	said	premises	by			
the	said	monthly	tenant)	All	that	Lot	'C'		
consisting	of	upper	portion	(which	upper	portion			
of	the	said	building						
is	containing	8500	sqg	ft.)	and	shown		
within	RED	borders	on	the	annexed	plan			
TOGETHER	WITH	undivided	proportionate	Indivisible					
share	In	the	said	entire	land	of	the	said	
premises	containing	by	estimation	an	area	of			
1	Bigha	11	Cottahs	11.7	Chittacks	more			
or	less	whereon	or	on	part	whereof	the		
said	building	is	standing	constructed	and				
TOGETHER	WITH	undivided	proportionate	common	right				
In	common	with	others	In	the	common	portion		
In	the	said	premises	and	terrace	on	the	first	
FLOOR	and	roof	on	the	second	FLOOR	and	XXXX	
facilitated	passages	amenities	appertanances	to	the				
said	Lot	'C'	and	TOGETHER	WITH	the	right		
of	support	and	shelter	to	the	said	sold		

11





DOCUMENT NO.

Govt. of West Bengal
Filing Form
Registration Directorate

BOOK NO. 7000
PAGE NO. 457

457

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portion	and	rights	from	other	portions	of	the
said	building	lying	at	and	being	premises	
No.	133B	Belinghata	Road,	Calcutta	TOGETHER		
WITH	all	the	legal	incidents	thereof	and	
GET.	TOGETHER	WITH	right	to	way	in	common
over	the	passage/road	on	the	Eastern	side	
of	the	said	building	as	shown	on	the
annexed	to	the	conveyance	dated	25th	February	plan
1987	TOGETHER	WITH	like	undivided	proportionate		
indivisible	share	in	yards,	courts,	areas,		
fences	hedges,	ditches,	ways	wall,	boundary	walls	
wewers,	XXXXXX	drains,	water	courses,	fixtures,		
liberties,	privileges,	easements	and	appurtenances			
whatsoever							
		PAGE	NO.	8.			
thereunto	belonging	and	held	or	occupied	with	
the	said	building	AND	all	the	estate	right
title	and	interest	claims	and	demands	of	the
said	Vendor	into	upon	or	in	respect	of
said	" sold	portion	and	rights "	in	the	said
premises	and	evsiky	part	thereof	AND	ALL	deeds,
pattahs,	sunmeris	and	evidences	of	ETC.		
exclusively	relating	thereto	or	any	part	thereof	
which	now	are	or	may	hereafter	be	in
or	custody	of	the	said	Vendor	or	any
any	action	either	at	law	or	in	equity
TO	HAVE	AND	TO	HOLD	the	said	"sold
portion	and	rights "	in	the	Schedule	premises	more
fully	described	in	the	Schedule	hereunder	written	
and	rights	of	common	passage	and	ALL	
rights	herby	granted	conveyed	transferred	or	NOT	
expressed	so	to	be	absolutely	and	for	
over	as	a	transferable	estate	of	inheritance	
in	fee	simple	free	from	all	encumbrances,	
charges,	claims,	demands,	liabilities,	liabilities,		and	

Ushe Talan.

SIGNATURE OF PRESENTANT

SIGNATURE OF REGISTRATING OFFICER







DOCUMENT NO.

Govt. of West Bengal
Filing Form
Registration Directorate

70000

PAGE NO.

457

portion	and	rights	from	other	portions	of	the
said	building	lying	at	and	being	Premises	
No.	138B	Bellaghatta	Road,	Calcutta	TOGETHER		
WITH	all	the	legal	incidents	thereof	and	
AND	TOGETHER	WITH	rights	to	way	in	common
over	the	passage/road	on	the	Eastern	side	
of	the	said	building	as	shown	on	the
annexed	to	the	conveyance	dated	25th	February	
1987	TOGETHER	WITH	like	undivided	proportionate		
Indivisible	share	in	yards,	courts,	areas,		
fences	hedges,	ditches,	ways	walls,	boundary	walls,	
wevers,	XXXXXX	drains,	water	courses,	fixtures,		
liberties,	privileges,	assessments	and	appurtenances			
whatsoever							
		PAGE	NO.	8.			
thereunto	belonging	and	held	or	occupied	with	
the	said	building	AND	all	the	estate	right
title	and	interest	claims	and	demands	of	the
said	Vendor	into	upon	or	in	respect	of
said	" sold	portion	and	rights "	in	the	said
premises	and	every	part	thereof	AND	All	deeds,
paths,	and	summits	and	evidences	of	title	
exclusively	relating	thereto	or	any	part	thereof	
which	now	are	or	may	hereafter	be	in
or	custody	of	the	said	Vendor	or	any
any	action	either	at	law	or	in	equity
TO	HAVE	AND	TO	HOLD	the	said	"sold
portion	and	rights "	in	the	said	premises	more
fully	described	in	the	Schedule	hereunder	written	
and	right	of	common	passage	and	all	
rights	heretby	granted	conveyed	absolutely	transferred	or	more
expressed	so	to	be	absolutely	and	for	
over	as	a	transferable	estate	of	inheritance	
in	few	simple	free	from	all	encumbrances,	
charges,	claims,	demands,	liabilities,	dependens		and	

Uska Talan.

SIGNATURE OF PRESENTANT



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75

attachments	whatsoever	but	subject	of	the	occupation
of	the	monthly	tenant	of	the	said premises.
2)	The	said	Vendor	both	hereby	covenant with
the	said	Purchaser	as	follows	:	
THAT	notwithstanding	any	act,	deed	and	being
by	the	said	Vendor	done	or	executed or
knowingly	suffered	to	the	contrary	to	the said
Vendor	now	hath	in	itself	good	right
fully	power	and	absolute	authority	to	grant,
convey	and	transfer	the	said	"	sold portion and
rights "	in	the	said	premises	hereby	granted
conveyed	and	transferred	or	expressed	so	to
be	unto	and	to	the	use	of
in	the	manner	aforsaid	AND	THAT	the
Purchaser	shall	and	may	at	all	times
peaceably	and	quietly	possess	and	enjoy	the
said	sold	proptions	and	rights	in	the
premises	and	receive	and	derive	wholly	
the	proportionate					
		PAGE	NO.	9.		
share	of	the	rents,	issues	and	profits
without	any	lawful	eviction,	interruption,	claim	
and	demand	whatsoever	from	or	by	the
or	any	person	or	persons	lawfully	or
claiming	from	under	or	in	trust	for
said	Vendor	AND	THAT	free	from	all
ranges,	charges	claims,	demands,	liabilities,	liabilities,	liabilities
and	attachments	whatsoever	save	the	occupation	of
the	said	premises	monthly	tenant	AND	FURTHER
the	said	Vendor	shall	and	all	from
to	time	and	at	all	times	and
to	be	made	done	or	executed	all
deeds	and	things	whatsoever	for	further	and
perfectly	assuring	the	said	"	sold	portion
rights "	in	the	premises	and	every	part
						THAT





DOCUMENT NO.
YEAR

Govt. of West Bengal
Filing Form
Registration Directorate

9.0000

BOOK NO.
PAGE NO.

Handwritten signature

thereof	into	and	to	the	use	of	the	said
Purchaser	as	shall	or	may	be	reasonably	required.	
The	purchaser	has	purchased	the	said	"sold"		
portion	and	rights "	with	the	obligation	to		
with	effect	from	the	date	hereof,	pay	and	
bear	all	municipal	taxes	proportionately	for	the		
said	Lot	"C"	upper	portion	(First	Floor)		
and	upon	separate	assessment	pay	the	sans		
entirely	for	the	said	ground	Floor	front		
portion	and	to	proportionately	paid	and	pay		
for	watch	and	wards,	maintenances,	cleanliness,			
for	repairs	or	replacements	of	the	said		
building	and	installations	and	common	portions			
and	exterior	of	the	building	and	for		
Insurances	premium	if	any	insurance	policy			
shall	be	obtained.						
ALL	THAT	LOT	"C"	consisting	of	upper	portion	
(first	floor)	of	the	said	building	shown		
within	RED	boundaries	on	the	annexed	plan		
(containing	an	area	of	8500	sq. ft.)			
TOGETHER	WITH	undivided						
		PAGE	NO.	10.				
proportionate	indivisible	share	in	the	land	of		
the	said	premises	containing	any	erectation	as		
area	of	1	Bigha	11	Coltans	11.7	Chittacks	
more	or	less	whereon	or	on	part	whereof	
the	said	building	is	standing	constructed	and		
TOGETHER	WITH	common	rights	of	user	in		
common	with	owners	of	other	portions	of		
the	said	building	the	common	portions	and		
terrace	and	facilities	and	common	portions	passages		
and	TOGETHER	WITH	rights	of	support	and	shelter	
from	the	other	portions	of	the	said		
building	lying	at	and	being	Premises	No.	139B,	

Usha Talwar.

SIGNATURE OF PRESENTANT

Handwritten signature



29/3

Belaghata	Road,	Calcutta	-	700 015,	(which
premises	No. 138B	Belaghata	Road,	Calcutta	
is	the	divided	portion	of	former
No.	138	EW	Belaghata	Road,	Calcutta
within	the	Municipal	Ward	No. 36,	and
the	limit	of	Calcutta	Municipal	corporation,
Thana	-	Narkaldanga,	Sub - Registration	Office-Saldah,	
Registration	Office	-	Alipur,	In	PANCHSINGHAN
In	the	former	district	of	24-parganas
which	premises	is	butted	and	bounded -
on	the	North	:	By	another
				of	former
				Belaghata	Road,
on	the	East	:	By	common
on	the	South	:	By	premises
				by	Godfrey
OR	HOWSOEVER	OTHERWISE	the	same	was
or	shall	hereafter	be	called,	known,
described,	distinguished	and	reputed	as	to
IN	WITNESS:	WHEREBY	the	common	sale
the	Vendor	has	been		
			PAGE	NO.	11.
hereunto	affixed	and	this	indenture	has
signed	on	its	behalf	by	its
the	manner	hereinafter	appearing	the	day
month	and	year	first	abovewritten.	
SIGNED	AND	DELIVERED			
by	and	on			
behalf	of	the			
VENDOR	by	its			
Directors	namely	:-			
1.	Belpan Kumar Royal (u)				
	for signature purposes for Act.				
	M- R. R. Royal (u)				
	K. K. Royal (u)				





DOCUMENT NO.
YEAR

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Filing Form
Registration Directorate

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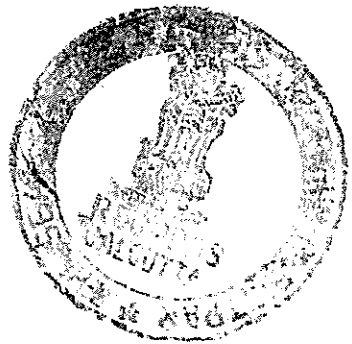
BOOK NO.
PAGE NO.

467

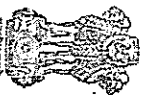
2.										
	In pursuance of a	Resolution of the	Board of Directors	of the Vendor	dated	15/11/95	at			
	Calcutta	in the	presence of :-	of :-	RECEIVED	of	and from	the	with named purchaser	
	the	with mentioned	sum	of	No.	12,50,000/-	(Rupees			
	Twelve	lacs	Fifty	Thousand)	only	being	the		
	with mentioned	consideration	Memo	of	Consideration	money	as	per	memo	
									below:-	
	By... Mr. Balraj Das for Mr. Balraj Das amount drawn by purchase in favour of Mr. Balraj Das									
	1.	Bank of America	44,8695	29	12,55	Rs. 4, 00,000/-				
	2.	Bank of America	44,8696	1	1,96	Rs. 2, 00,000/-				
	3.	Bank of America	44,8699	1	3,96	Rs. 5, 00,000/-				
	4.	Bank of America	44,8700	7	3,96	Rs. 1,50,000/-				
				Total.		Rs. 12,50,000/-				
	Witnesses									
	1.	Mr. B. Das								
	2.	Calcutta								
	3.	Calcutta								
	4.	Calcutta								

Signature of Presentant
Usha Talwar

Signature of Official
[Signature]







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YEAR

Govt. of West Bengal
Filing Form
Registration Directorate

BOOK NO.
PAGE NO.

463

Sl. No.	Name of the Company	Registered Office	Capital	Shareholders	Particulars	Remarks
1	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
2	DEEPAK WOYAKKA	DEEPAK WOYAKKA	138237/-	1	DEEPAK WOYAKKA	SE/C.R. Bandyopadhyay
3	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
4	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
5	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
6	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
7	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
8	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
9	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
10	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
11	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
12	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
13	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
14	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
15	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
16	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
17	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
18	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
19	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay
20	WAKA FALIM	WAKA FALIM	12105/-	1	WAKA FALIM	SE/C.R. Bandyopadhyay

64
1989

SIGNATURE OF PRESENTIAN T

SIGNATURE OF REGISTERING OFFICER



PLAN OF
 PRE. NO 138B, BELLAGHATA ROAD.
 SCALE 20' FT. = 1" INCH CAL. 15.



FIRST FLOOR PLAN

Legalia Properties Pvt Ltd
 Sd/ Saikat
 Director

Witness
 Sd/ Subir

22/15

certified to be true copy of
 the plan attached to document
 No 2509 for the year 1990-91
 office of the R. A. Calcutta

GUANSHU MUKHERJEE
 Civil Engineer

6/9/96

1388
BELINGHATA

191
INSURANCES
A. M. L. Registrar of Assurances
Belchingata No. 1

Certified to be a True Copy